

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2015.01.05.05**

IN RE: Approval of the Final Development Plan for 69.030 Acres Located at
5250 Little Sugarcreek Road

WHEREAS, Oberer Land Developers, LTD has submitted an application for the approval of the Final Development Plan for the Oak Brooke subdivision. The subject property contains 69.030 acres, identified as parcel L32000100140001900, and is located at 5250 Little Sugarcreek Road; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on December 9, 2014, deliberated on the application, and has recommended approval of the Final Development Plan for the Oak Brooke subdivision subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of the Sugarcreek Township Fire Department.
5. The use of vinyl or aluminum siding shall be prohibited. Vinyl or aluminum may be used for fascia and soffits, or similar minor architectural or structural elements as approved by the Zoning Compliance Officer.
6. No more than 27% of the lots shall be built on before the planned open space amenities and buffers (including landscaping) are installed.
7. A bond shall be provided to the Sugarcreek Township Trustees for incomplete open space amenities and buffers (including landscaping) on a phase by phase basis prior to recording a subdivision section.
8. The pedestrian access easement shall be moved from between lots 33 and 34 to between lots 24 and 25 and extended along the rear of lot 25 to access the Black farm.
9. Street trees, constructed no closer than 8' from the right-of-way line, shall be the responsibility of the builder (with the exception of those depicted on open space Areas D and F which shall be the responsibility of the developer to install with the construction of Phase 1) and shall be depicted on site plans for individual building lots submitted for approval.
10. The Design Guidelines (Article V) of the Declaration of Covenants, Conditions and Restrictions for Oak Brooke shall become part of this approval. Any changes to the Design Guidelines (Article V) of the Declaration of Covenants, Conditions and Restrictions for Oak Brooke shall be subject to approval by the Director of Planning and Zoning. Changes to any Construction Requirement provided within the Design Guideline (Article V) of the Declaration of Covenants, Conditions and Restrictions for Oak Brooke shall be subject to approval by the Zoning Commission.

11. Construction of the emergency access easement shall be included in the required bond to be provided to the Sugarcreek Township Trustees.
12. A sewer easement shall be provided between lots 3 and 5 to the property to the north (location to be determined by the developer in conjunction with the owners of the property to the north).
13. In lieu of construction of the hiker biker trail shown on the plan, the developer shall install additional landscaping in open space areas A and B (the cost of the additional landscaping shall be equal to or greater than the cost to construct the trail).

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on January 5, 2015, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for the Oak Brooke subdivision subject to the conditions recommended by the Board of Zoning Commission.



Nadine S. Daugherty, Chairperson



Michael E. Pittman, Vice Chairperson



Scott W. Bryant, Trustee



Theodore L. Hodson, Fiscal Officer