

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2015.02.17.04**

IN RE: Approval of the Preliminary Development Plan for 23.99 Acres Located on the West Side of Little Sugarcreek Road Between 5425 and 5475 Little Sugarcreek Road

WHEREAS, Oberer Land Developers, LTD has submitted an application for the approval of the Preliminary Development Plan for a subdivision containing 23.99 acres, identified as parcel ID L32000100020001200, located between 5425 and 5475 Little Sugarcreek Road and known as the Earley Property; and,

WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on December 9, 2014, continued on January 13, 2015, deliberated on the application, and has recommended approval of the Preliminary Development Plan of the proposed subdivision, known as the Early Property, subject to the following conditions:

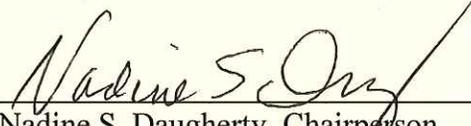
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of 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. Final Development Plan approval shall include a condition of approval referencing design standards as specified in the HOA documents (to be provided at the time of Final Development Plan submission).
7. The park access shall be moved to be located between lots 17 and 18 (instead east of lot 25).
8. A traffic impact study to be scoped at the Trustee level and reviewed by the Greene County Engineer's Office is required. Any changes to the plan recommended by the Greene County Engineer's Office as a result of the traffic impact study shall be reflected on the Final Development Plan submitted for approval.
9. Details on the construction of the retention pond shall be provided at the time the Final Development Plan is submitted for approval. Best practices from a watershed perspective are encouraged.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on February 17, 2015, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for the subdivision known as the Early Property subject to the

following conditions and incorporating the modified plan submitted to the Board of Trustees stamped Preliminary Development Plan, with an approval date of February 17, 2015:

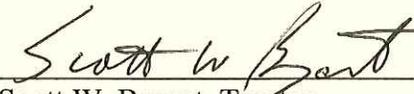
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
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6. Final Development Plan approval shall include a condition of approval referencing design standards as specified in the HOA documents (to be provided at the time of Final Development Plan submission).
7. The park access shall be moved to be located between lots 17 and 18 (instead east of lot 25).
8. A traffic impact study to the extent deemed necessary by the Greene County Engineer's Office is required. Any changes to the plan recommended by the Greene County Engineer's Office as a result of the traffic impact study shall be reflected on the Final Development Plan submitted for approval.
9. Details on the construction of the retention pond shall be provided at the time the Final Development Plan is submitted for approval. Best practices from a watershed perspective are encouraged.
10. Lots 15-23 shall be subject to a woodland preserve easement.
11. The landscaping plan will be reviewed at the time the Final Development Plan is submitted for approval.



Nadine S. Daugherty, Chairperson

Absent

Michael E. Pittman, Vice Chairperson



Scott W. Bryant, Trustee



Theodore L. Hodson, Fiscal Officer