

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2015.11.16.03**

**IN RE:** Approval of a Major Modification to the Approved Preliminary Development Plan for  
The Landings at Sugarcreek

WHEREAS, Inverness Group, Inc. is requesting a Major Modification to the approved Preliminary Development Plan for The Landings at Sugarcreek subdivision. The Landings at Sugarcreek contains 115.189 total acres, can be identifiable as parcel L32000100120001900, and is located at 3820 Upper Bellbrook Road; and,

WHEREAS, the applicant is requesting the addition of 24.499 acres (surrounded on the north, south and east by the Landings at Sugarcreek subdivision) known as Upper Bellbrook Road, identifiable by parcel L32000100120023500 and owned by EDCI II Partnership to the Landings at Sugarcreek subdivision and other modifications related to the addition; 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 October 13, 2015, deliberated on the application, and has recommended approval of the Major Modification to the approved Preliminary Development Plan for The Landings at Sugarcreek 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 Sugarcreek Township Fire Department.
5. The use of vinyl or aluminum siding shall be prohibited. Vinyl or aluminum are acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
6. Final Development Plan approval shall include a condition of approval adopting the design standards as specified in the HOA documents (to be provided at the time of Final Development Plan submission).
7. The developer shall research dark sky compliant light fixtures, with lighting to be addressed again at the Final Development Plan stage.
8. The HOA documents shall be updated prior to the Final Development Plan stage to address the concern about the timeframe permitted for RV parking.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on November 16, 2015, and deliberated on the application;

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Major Modification to The Landings at Sugarcreek subdivision as requested by the applicant, subject to the conditions recommended by the Board of Zoning Commission.

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Nadine S. Daugherty, Chairperson

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Michael E. Pittman, Vice Chairperson

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Scott W. Bryant, Trustee

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Theodore L. Hodson, Fiscal Officer