

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2016.06.20.02**

IN RE: Approval of the Final Development Plan for Section 3, of The Landings at Sugarcreek,
16.2949 acres

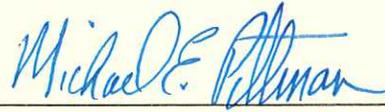
WHEREAS, Inverness Group, Inc. has submitted an application for the approval of the Final Development Plan for Section 3, of The Landings at Sugarcreek subdivision. The subject property is identified as part of parcel L32000100120001900, contains 16.2949 acres and is located at 3820 Upper Bellbrook Road; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on June 7, 2016, deliberated on the application, and has recommended approval of the Final Development Plan for Section 3, of The Landings at Sugarcreek subdivision subject to the following conditions:

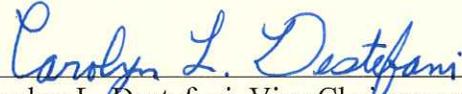
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and aluminum lap siding shall be prohibited. Vinyl and aluminum is acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements within Section 3 (trails, landscaping, etc.) prior to the recording of Section 3.
8. Two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) shall be planted in the front yard (not in a landscaping area directly adjacent to the house) and shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Landings at Sugarcreek Owners' Association provided to staff on 5/31/2016 and attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.
10. The applicant will be limited to building on 50% of the lots in Section 3 before open space amenities are installed within Section 3.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on June 20, 2016, and deliberated on the application,

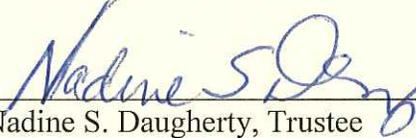
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for Section 3, of The Landings at Sugarcreek subdivision subject to the conditions recommended by the Zoning Commission.



Michael E. Pittman, Chairperson



Carolyn L. Destefani, Vice Chairperson



Nadine S. Daugherty, Trustee

Theodore L. Hodson, Fiscal Officer