

BOARD OF ZONING COMMISSION

Tuesday, March 6, 2018 - 7:00 p.m.
Sugar creek Township Administration Office, 2090 Ferry Road

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **ZC Case 01-2018:** Oberer Land Developers, LTD is requesting a map amendment to the Sugar creek Township Zoning Resolution to rezone 84.570 acres located at 2745 Wilmington Dayton Road (and two adjacent two parcels with no addresses of record) from E (Rural Estate Residential) District to R-PUCD (Residential Planned Unit Conservation Development) District. The subject parcels contain a total of 107.383 acres (of which 84.570 acres are proposed to be rezoned), can be further identified by parcel numbers L32000100050014200, L32000100050002800 and L32000100050002700 and are owned by Peter Rammel. Oberer Land Developers, LTD is also requesting preliminary development plan approval under Article 6 of the Sugar creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.
THE APPLICANT HAS REQUESTED THAT THIS CASE BE TABLED UNTIL THE APRIL MEETING OF THE ZONING COMMISSION. THIS MEETING WILL BE HELD ON APRIL 24, 2018 AT THE BELLBROOK MIDDLE SCHOOL, 3600 FEEDWIRE ROAD.
- IV. **ZC Case 02-2018:** Applicant, Guttman Development Group, is requesting final development plan approval under Article 5 of the Sugar creek Township Zoning Resolution for a proposed senior/assisted living facility containing 123 independent living units, 83 assisted living units, and 16 memory care units for a total of 220 units. The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 9.77 acres, is owned by Sugar creek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District.
- V. **ZC Case 03-2018:** Applicant, Guttman Development Group, is requesting final development plan approval under Article 5 of the Sugar creek Township Zoning Resolution for a multi-family development containing 258 multi-family units, 22 twin family units, and 24 townhome units for a total of 298 units. The development site

is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 32.497 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the (PUD-R) Residential Planned Unit Development District.

VI. New Business

A. None

VII. Old Business

A. None

VIII. Approval of Minutes

A. December 5, 2017

IX. Announcements

Next Meeting: **Tuesday, April 24, 2017** - 7:00 p.m.*

*Note: This is a change from the established meeting schedule.