

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2018.05.07.01**

IN RE: ZC Case 02-2017: Approval of the Final Development Plan for Section 5, of The Landings at Sugarcreek, 53.251 acres

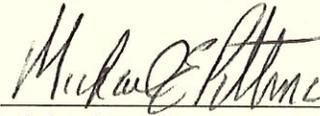
WHEREAS, Inverness Group, Inc. has submitted an application for the approval of the Final Development Plan for Section 5, of The Landings at Sugarcreek subdivision. The subject property is identified as part of parcel L32000100120001900, contains 53.251 acres and is located at 3820 Upper Bellbrook Road; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on April 4, 2017, deliberated on the application, and has recommended approval of the Final Development Plan for Section 5, of The Landings at Sugarcreek subdivision subject to the following conditions:

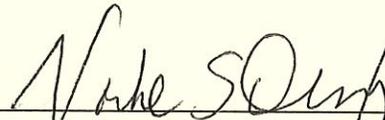
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply 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 5 (trails, landscaping, etc.) prior to the recording of Section 5.
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 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 5 before open space amenities are installed within Section 5.
11. The grass paver system shown on the Highview Terrace plan be continued on the Landings side of the gate (the 10' asphalt path shown on the submitted Final Development Plan will be eliminated). The western sidewalk (the larger section of sidewalk shown on the Highview Terrace plan) will be extended to the sidewalk network in Section 5 through the open space area.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on May 7, 2018, and deliberated on the application,

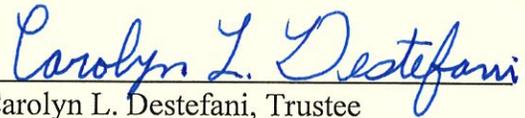
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for Section 5, of The Landings at Sugarcreek subdivision subject to the conditions recommended by the Zoning Commission.



Michael E. Pittman, Chairperson



Nadine S. Daugherty, Vice Chairperson



Carolyn L. Destefani, Trustee

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Theodore L. Hodson, Fiscal Officer