

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2018.05.07.02**

IN RE: ZC Case 02-2018: Approval of the Final Development Plan under Article 5 of the Sugarcreek Township Zoning Resolution for a proposed senior/assisted living facility, 9.77 acres.

WHEREAS, Guttman Development Group has submitted an application for the approval of the Final Development Plan under Article 5 of the Sugarcreek 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 subject property is identified as parcel L32000100010011900, contains approximately 9.77 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District; and,

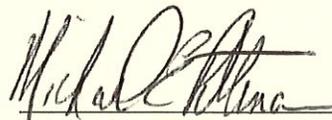
WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on March 6, 2018, deliberated on the application, and has recommended approval of the Final Development Plan for the proposed senior/assisted living facility subject to the following conditions:

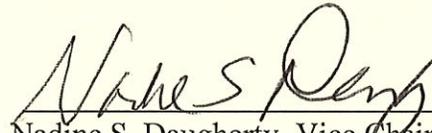
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. The use of vinyl and aluminum lap siding remains prohibited.
6. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of all open space and landscaping improvements (internal pedestrian path, landscaping, etc.) not in prior to occupancy of the first building. If phases are identified, then bonding can occur consistent with the established schedule.
7. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees prior to the construction of the private streets pursuant to Section 7.07 of the Sugarcreek Township Zoning Resolution. If phases are identified, then bonding can occur consistent with the established schedule.
8. The procedures outlined in Section 7.07 H. regarding certification of a licensed professional engineer with respect to construction of the private streets shall be followed.
9. Consistency with the submitted building elevations shall be required.
10. The developer shall work with the Fire Department on appropriate address identification. Final determination on address identification shall be made by the Fire Department.
11. All signs shall be externally illuminated with fixtures shielded so as to direct light only onto the sign surface.

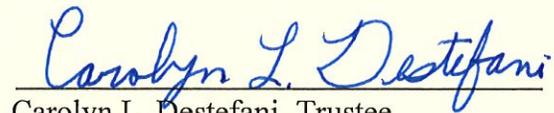
12. A 6' sidewalk shall be provided on the west side of Public Road A ending at the emergency access point leading to Belfast, with a 4' sidewalk on the east side of Public Road A, beginning at this emergency access point.
13. A conforming photometric plan be submitted and approved by staff prior to issuance of the Zoning Certificate. Cut sheets for on building lights shall be submitted (full cutoff required). Pole height shall not exceed 12 with a 2' base and HIB fixtures in lieu of LED shall be used or adequate proof of LED dark sky compatibility shall be provided.
14. Lights are not permitted within the right-of-way of Public Road A.
15. The emergency access to Belfast Drive shall be removed.

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 under Article 5 of the Sugarcreek Township Zoning Resolution for a proposed senior/assisted living facility subject to the conditions recommended by the Zoning Commission with the additional condition that all right-of-way necessary for the construction of the Brown Road improvements be conveyed to the township at no cost.

  
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Michael E. Pittman, Chairperson

  
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Nadine S. Daugherty, Vice Chairperson

  
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Carolyn L. Destefani, Trustee

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Theodore L. Hodson, Fiscal Officer