

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.01.03.02**

IN RE: ZC Case 08-2017: Approval of the major modification to the approved preliminary development plan for a proposed senior/assisted living facility

WHEREAS, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugar creek Township Zoning Resolution for approval of a revised preliminary plan for a proposed senior/assisted living facility.; and,

WHEREAS, the Sugar creek Township Zoning Commission held a public hearing on December 5, 2017 deliberated on the application and made a recommendation that the major modification to the approved preliminary development plan be approved, subject to the following conditions:

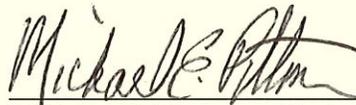
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugar creek Township Fire Department.
5. Detailed elevations will be presented and reviewed during the Final Development Plan stage. The maximization of natural materials is required. Vinyl siding shall not be permitted as a building material within the senior/assisted living site. Section 7.05 of the Sugar creek Township Zoning Resolution, Architectural Design Standards, will apply to the senior/assisted living site.
6. Only fixtures certified by the International Dark Sky Association as dark sky friendly shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
7. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 (modifications to buffer yards required will be noted).
8. Approval of the design of gates, garages and dumpster screening will occur at the Final Development Plan stage.
9. The applicant must meet all applicable requirements of Section 7.07 of the Sugar creek Township Zoning Resolution dealing with private streets.
10. Signage will be unified throughout the development (including signage associated with the proposed adjacent multi-family site) with details to be approved at the Final Development Plan stage. Sign locations as depicted on the proposed plan are approved.
11. A 6' pedestrian walkway will be required on the west side of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.
12. Trustee Resolution 2016.10.17.02 and the corresponding approved Preliminary Development Plan for the PUD-R portion of the subject site shall govern development within the PUD-R portion of the subject site with the exception of the conditions regarding approved signage, the number of beds approved within the senior/assisted living site (limited to what is now being proposed), the ability to vary the boundaries of the senior/assisted living portion of the plan and the need to file a revised Preliminary

Development Plan for the senior/assisted living section. Any modifications approved via the Major Change Process to the PUD-R portion of the subject site subsequent to this approval shall become controlling.

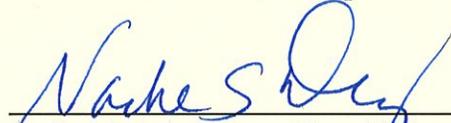
13. The total number of units permitted is 220.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on January 3, 2018, and deliberated on the application,

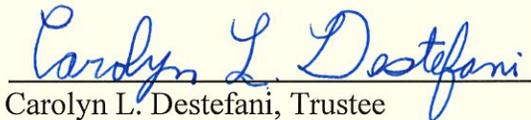
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve a major modification to the approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for a proposed senior/assisted living facility subject to the conditions recommended by the Zoning Commission.



Michael E. Pittman, Chairperson



Nadine S. Daugherty, Vice Chairperson



Carolyn L. Destefani, Trustee

Theodore L. Hodson, Fiscal Officer