

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2018.11.14.02**

IN RE: ZC Case 07-2018: Request for Map Amendment to the Sugarcreek Township Zoning Resolution under Section 3.06 and Request for Preliminary Development Plan Approval under Article 5 of the Sugarcreek Township Zoning Resolution

WHEREAS, HPA Development Group, Inc. is requesting a Map Amendment to the Sugarcreek Township Zoning Resolution to rezone 4775 Swigart Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District; and

WHEREAS, The subject property contains 66.135 acres, can be further identified by parcel number L32000100140000100, and is owned by Ralph D. Black, Inc.; and

WHEREAS, HPA Development Group, Inc. is also requesting Preliminary Development Plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a residential subdivision containing 187 lots; and

WHEREAS, the Zoning Commission held their public hearing on October 2, 2018 and recommended approval to the Trustees 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/or aluminum siding shall be prohibited. Vinyl and/or aluminum may be used for gables and other decorative architectural features as approved by the Director of Planning and Zoning.
6. The GCEO shall coordinate with the City of Beavercreek on the scope of the Traffic Impact Study.
7. Any changes to the plan recommended by the GCEO as a result of the Traffic Impact Study shall be reflected on the Final Development Plan submitted for approval. The developer shall be responsible for necessary road improvements required by the GCEO as a result of the Traffic Impact Study and any widening necessary is to occur on the development side of the road (or within existing road right-of-way).
8. An easement along the property's Swigart and Wagner Road frontages shall be recorded to be utilized for the construction of a 10' wide hiker biker trail, in lieu of actual construction, if and when a hiker biker trail is extended along Swigart and Wagner Roads.
9. Sheds, privacy fences and above ground pools shall not permitted to be constructed within the development.

10. The applicant shall adjust the rear yard setbacks on lots 117-121 and 71 and 72 to ensure that the 100' setback will be met.
11. The applicant may provide street lighting outside of the public right-of-way pursuant to the township's requirements. A lighting plan shall be submitted for review and approval during the Final Development Plan stage. A lighting district will not be permitted.
12. Home sizes, as proposed by the applicant, will be required to be included within the HOA Documents submitted for approval at the Final Development Plan stage. Final Development Plan approval will be conditioned upon these square footages, as proposed by the applicant, being met.
13. The same elevation of the same home plan will not be permitted to be constructed side by side.
14. The boulevard entrance off Swigart Road shall be extended up to lot 2 and the orientation of lots 1 and 2 shall be change to not access from the entry road.

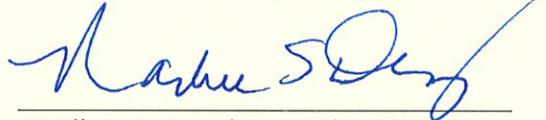
WHEREAS, the Sugarcreek Township Board of Trustees held a public hearing on November 14, 2018, deliberated and continued deliberation at the December 3, 2018 Trustee Meeting;

NOW THEREFORE, BE IT RESOLVED, this Board of Township Trustees does hereby approve the proposed Map Amendment and Preliminary Development Plan subject to the conditions as recommended by the Zoning Commission and amends as follows:

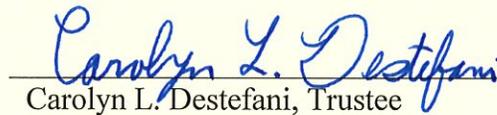
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. The use of vinyl and/or aluminum siding shall be prohibited. Vinyl and/or aluminum may be used for gables and other decorative architectural features as approved by the Director of Planning and Zoning.
6. Any changes to the plan recommended by the GCEO as a result of the Traffic Impact Study shall be reflected on the Final Development Plan submitted for approval. The developer shall be responsible for necessary road improvements required by the GCEO as a result of the Traffic Impact Study and any widening necessary is to occur on the development side of the road (or within existing road right-of-way).
7. A 10 foot hiker/biker trail along Swigart frontage shall be constructed with detail to be reviewed at final development stage.
8. Sheds, privacy fences and above ground pools shall not permitted to be constructed within the development.
9. The applicant shall adjust the rear yard setbacks on lots 117-121 and 71 and 72 to ensure that the 100' setback will be met.

10. The applicant may provide street lighting outside of the public right-of-way pursuant to the township's requirements. A lighting plan shall be submitted for review and approval during the Final Development Plan stage. A lighting district will not be permitted.
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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