



**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.01**

IN RE: ZC Case 02-2021: Request for a map amendment to the Sugarcreek Township Zoning Resolution to rezone 12.7914 acres from B-2 (General Business) District to PUD-R (Residential Planned Unit Development) District Approval for a Proposed Subdivision and Preliminary Development Plan Approval

WHEREAS, A public hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, April 6, 2021 and continued on Tuesday, July 6, 2021 at 7:00 p.m. (tabled on May 4, 2021 and June 1, 2021) on the following application:

WHEREAS, Applicant, Grand Communities, LLC, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 12.7914 acres from B-2 (General Business) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision (including condominiums, townhomes and patio homes);

WHEREAS, the subject parcel can be further identified by parcel number L32000100030029800 (part of) and is owned by Michael D. Spears, James P. Grodecki and Patrick F. Spears Successor Trustee, and contain 12.79114 acres; and

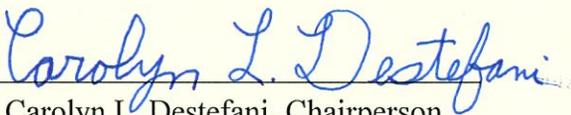
WHEREAS, after the hearing the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** of the Map Amendment and Preliminary Development Plan as requested by the applicant subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. The applicant's designer shall meet with the Greene County Engineer regarding traffic impacts to determine if any traffic studies will be required and/or if any additional turn lanes will be required.
3. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
4. Final design shall be subject to approval of the Greene Soil and Water Conservation District. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage plan developed based on the sensitive nature of the watershed.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and/or aluminum siding shall be prohibited.
7. Sheds, fences and above ground pools shall not be permitted to be constructed within the development. Invisible fences, not requiring township approval, shall be permitted at the discretion of the Homeowner's Association.

8. Home sizes, as proposed, 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.
9. Outdoor lighting shall be reviewed during the Final Development Plan stage, with all lights required to be dark sky compliant.
10. All private streets shall meet the requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution.
11. The open ditch running along the eastern property line will be piped to allow for adequate mounding/ screening subject to the approval of the GCEO or four season screening with details to be provided at the Final Development Plan stage will be required in this area.

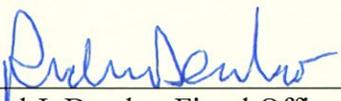
WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, July 19<sup>th</sup>, 2021, and deliberated.; and

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and Preliminary Development Plan as requested by the applicant subject to the conditions recommended by the Zoning Commission.

  
\_\_\_\_\_  
Carolyn L. Destefani, Chairperson

  
\_\_\_\_\_  
Fred Cramer, Vice-Chairperson

\_\_\_\_\_  
Nadine S. Daugherty, Trustee

  
\_\_\_\_\_  
Richard J. Demko, Fiscal Officer