



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.07.19.02**

IN RE: ZC Case 06-2021: The Sugarcreek Township Zoning Commission initiated, by passage of a motion, a text/map amendment to the Sugarcreek Township Zoning Resolution.

WHEREAS, the Zoning Commission initiated a text/map amendment to the Sugarcreek Township Zoning Resolution at their June 1, 2021 Meeting;

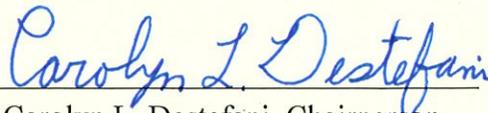
WHEREAS, the text amendment initiated proposes modifications to create a Wilmington Pike Area Corridor Overlay District creating Section 3.06 Zoning Certificate with Zoning Commission Review in the Wilmington Pike Area Corridor Overlay District, Section 4.12 B. 14. defining the purpose of the Wilmington Pike Area Corridor Overlay District, and Section 4.11 Wilmington Pike Area Corridor Overlay District and associated map and standards and deleting Section 4.16 F. regarding an inventory of nonconforming uses and Section 4.16 I. regarding termination of nonconforming uses, to alter the applicability of Article 9: Parking, Loading and Circulation with respect to new and expanded uses (Section 9.02 A.) and to placing menu board location requirements within the list of Overlay District standards.

WHEREAS, the Regional Planning and Coordinating Commission recommended approval of the proposed text/map amendment during their June meeting cycle;

WHEREAS, the Zoning Commission held a public hearing on July 6, 2021 on the proposed text/map amendment and recommended approval subject to three modifications: changing "new roof" to read "roof repair/replacement" on page 41, changing "It is recommended that all utilities be located underground in all new developments to the extent technically practicable." to "It is required that all utilities be located underground in all developments." on page 47, and changing "(see Figure 4.11-6 for example of approved dark sky compliant fixture)" to "(see Figure 4.11-6 for approved dark sky compliant fixture)" on page 47.

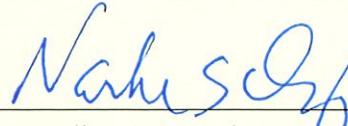
WHEREAS, the Board of Trustees held a public hearing on July 19, 2021 on the proposed text amendment and reviewed both the Regional Planning and Coordinating Commission's recommendation and the Zoning Commission's recommendation;

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.

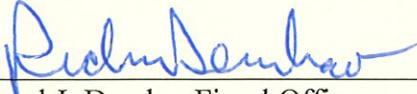

Carolyn L. Destefani, Chairperson



Fred Cramer, Vice-Chairperson



Nadine S. Daugherty, Trustee



Richard J. Demko, Fiscal Officer