



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.08.02.01**

IN RE: ZC Case 05-2021: Requesting Final Development Plan Approval for Section 3 of the Landings of Sugarcreek Addition

WHEREAS, a public hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, May 4, 2021 on the following application:

WHEREAS, Applicant, EDCI II Partnership, is requesting Final Development Plan Approval for Section 3 of the Landings of Sugarcreek Addition; and

WHEREAS, the subject parcel has an address of 3570 Marwood Drive, contains 8.198 acres, can be further identified by parcel number L32000100120023500, is owned by EDCI II Partnership, and is located in the PUD-R (Residential Planned Unit Development) District. Section 3 of the Landings at Sugarcreek Addition is proposed to contain a total of 28 lots and 8.189 acres and is completely surrounded by land comprising the Landings at Sugarcreek subdivision; and

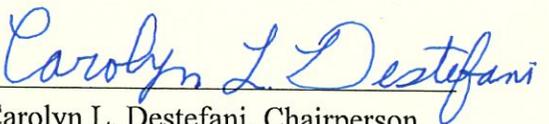
WHEREAS, after the hearing the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** to the Township Trustees subject to the following conditions:

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. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and aluminum lap siding shall be prohibited. Vinyl and aluminum is acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements within Section 3 (landscaping) prior to construction on the first home in Section 3.
8. Two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) shall be planted in the front yard (not in a landscaping area directly adjacent to the house) and shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.

10. The applicant will be limited to building on 50% of the lots in Section 3 before open space amenities are installed within Section 3.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, August 2nd, 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

-ABSENT-

Nadine S. Daugherty, Trustee



Richard J. Demko, Fiscal Officer