



**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.08.16.01**

IN RE: ZC Case 07-2021: requesting Final Development Plan Approval for Sections 7 and 8 of the Landings of Sugarcreek subdivision

WHEREAS, Applicant, Inverness Group, Inc., is requesting Final Development Plan Approval for Sections 7 and 8 of the Landings of Sugarcreek subdivision;

WHEREAS, a Public Hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, August 3, on the applicant's request;

WHEREAS, the subject parcel is Marwood Drive, contains 13.523 acres, can be further identified by parcel number L32000100120001900, is owned by Inverness Group, Inc., and is located in the PUD-R (Residential Planned Unit Development) District.

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. 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 Sections 7 and 8 (landscaping) prior to the recording of Sections 7 and 8 (evaluated per section).
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 for The Landings at Sugarcreek Owners' Association attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.

10. The applicant will be limited to building on 10 lots in Section 7 and 8 before open space amenities are installed within Sections 7 and 8.

11. Lots 203 and 208 in Section 8 shall be modified to show a rear yard setback along the lot line of least dimension opposite the road right-of-way.

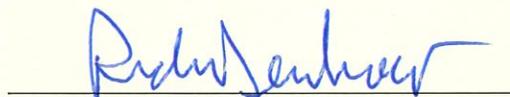
WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, August 16<sup>th</sup>, 2021, and deliberated; and

NOW THEREFORE, BE IT RESOLVED, this Board of Trustees does hereby approve the Final Development Plan for Sections 7 and 8 of the Landings at Sugarcreek, subject to the conditions as recommended by the Zoning Commission.

  
Carolyn L. Destefani, Chairperson

  
Fred Cramer, Vice-Chairperson

  
Nadine S. Daugherty, Trustee

  
Richard J. Demko, Fiscal Officer