



**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2022.01.03.01**

IN RE: ZC Case 11-2021: Requesting Final Development Plan approval under Article 5 of the Sugar Creek Township Zoning Resolution for Approval of the Final Plan for the Proposed Sugar Point Subdivision

WHEREAS, a public hearing was held by the Sugar Creek Township Zoning Commission on Tuesday, December 7, 2021 on the following application:

WHEREAS, Applicant, Grand Communities, LLC, is requesting Final Development Plan Approval for the proposed Sugar Point subdivision (including condominiums, townhomes and patio homes); and

WHEREAS, the subject parcel contains approximately 12.8 acres, and can be further identified by parcel number L32000100030029800, is owned by Michael D. Spears, James P. Grodecki and Patrick F. Spears Successor Trustee; 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:

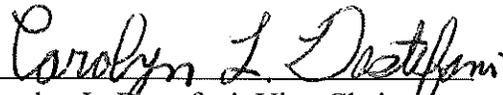
1. Final design shall be subject to approval of the Greene County Engineer's Office including a turn lane analysis (developer shall work with GCEO's Traffic Consultant and include what is proposed to be developer to the parcel to the north).
2. A private cross access agreement for the parcel to the north will be required (this remainder shall access only on Sugar Point Way).
3. The flood route from the Redwood retention pond to the proposed pond in Sugar Point must be excavated to keep surface water from flowing to the properties to the east. Drainage calculations and additional detail of surface flow and grading will be required to be provided and approved by the GCEO.
4. All items in the public right-of-way shall be bonded and all stormwater related and storm system infrastructure shall be bonded as well even though in private ownership. A cost estimate for review by the GCEO per their checklist and fees based on the cost estimate shall be required.
5. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
6. The development shall comply with the recommendations of the Soil and Water Conservation District.
7. Final design shall be subject to approval of Sugar Creek Township Fire Department.
8. The use of vinyl and aluminum lap siding remains prohibited.
9. Dimensional shingles shall be required.

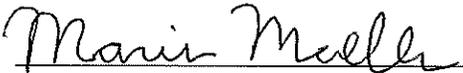
10. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of any open space improvements (landscaping, pool amenity, walking path, etc.) not in place prior to occupancy of the first building.
11. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees prior to the construction of the private streets pursuant to Section 7.07 of the Sugarcreek Township Zoning Resolution on a phase by phase basis.
12. The procedures outlined in Section 7.07 H. regarding certification of a licensed professional engineer with respect to construction of the private streets shall be followed.
13. Consistency with the submitted building elevations shall be required.
14. The Draft CCRs provided shall be updated to include a limitation on the use of vinyl siding, the requirement for dimensional shingles, and minimum unit sizes (1100 SF for gallery units, 1200 SF for paired patio homes and 1600 SF for paired and single townhomes).
15. No fences (with the exception of invisible fences not requiring township approval), sheds or pools (above or inground) shall be permitted consistent with the Draft CCRs.
16. The developer shall work with the Fire Department on appropriate address identification. Final determination on address identification shall be made by the Fire Department.
17. The applicant shall revise the sign plan submitted to conform to the area (24 SF) and height (6') standards. The sign shall be externally illuminated with fixtures shielded so as to direct light only onto the sign surface, if illumination is proposed. Review of the modified sign shall occur via the minor modification process.
18. A conforming photometric plan be submitted and approved by staff prior to issuance of any Zoning Certificates for the project. Cut sheets for on building lights and pole lights shall be submitted (full cutoff required). Pole height shall not exceed 12 with a 2' base. If post lamps are utilized for each dwelling unit, they shall be full cutoff as well.
19. The rail system on the building facing Center Point shall be modified to add architectural interest and reviewed during a forthcoming minor modification process.
20. Sidewalk included in the center open space area in Phase 1.
21. Three electric vehicle charging units shall be included in the surface parking area as agreed upon by the applicant during review of the Preliminary Development Plan, or as modified by the Zoning Commission via the minor modification process.
22. The trees shown on the landscaping plan along the northern property line (5) shall be moved to the area east of the retention pond. If the trees cannot be accommodated east of the retention pond then they shall be moved to an alternative location on site to be reviewed via the minor modification process.
23. Provide a revised landscaping plan to address the eastern property line for Zoning Commission review via the minor modification process (low plantings added to the mound in this area).
24. The exposed concrete proposed in association with the dumpster screen shall be treated to reduce its visibility/improve its aesthetics and will be reviewed by the Zoning Commission during the minor modification process.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, January 3, 2022, 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 final development plan for the proposed Sugar Point subdivision as requested by the applicant subject to the conditions recommended by the Zoning Commission.

  
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Fred Cramer, Chairperson

  
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Carolyn L. Destefani, Vice-Chairperson

  
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Marvin Moeller, Trustee

  
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Richard J. Demko, Fiscal Officer