



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.01**

IN RE: ZC Case 03-2023: Request for a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a Residential Subdivision Containing 80 lots.

WHEREAS, a public hearing was held by the Sugar Creek Township Zoning Commission on Tuesday, October 3, 2023 at 7:00 p.m. and continued on Wednesday, November 8, 2023 at 7:00 p.m. on the following application:

WHEREAS, Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

WHEREAS, the subject property is 3634 Feedwire Road, can be further identified by parcel number L320000100130000300, and contains 58.2810 acres; and

WHEREAS, after the conclusion of the hearing the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** of the Map Amendment and **approval** of the 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. Emergency access to the school site shall be grass covered base with details to be worked out at the Final Development Plan stage.
3. A traffic impact study will be required, to be scoped and approved by the GCEO. Any improvements deemed necessary will be the responsibility of the developer to install.
4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. 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.
6. Final design shall be subject to approval of Sugar Creek Township Fire Department.
7. A 50' principal structure rear yard building setback will be required on lots 61-64 adjacent to the Middle School site.
8. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development.
9. Sheds, privacy fences and above ground pools shall not be permitted to be constructed within the development.

10. The applicant shall revise the plan to increase the size of lot 15 to a minimum of 19,445 SF.
11. Home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story), 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.
12. The same home plan will not be permitted to be constructed side by side.
13. The final development plan shall reflect construction of the multi-use path outside of the public right-of-way adjacent to Feedwire with maintenance to be provided by the HOA. Additionally, this path should be extended to connect within existing right-of-way to Deerfield Estates (tapering down to sidewalk width) and to the Middle School campus.
14. Offsite improvements, as negotiated with the school district, shall be depicted on the Final Development Plan submitted for approval. Copies of any agreements with the School District shall also be provided.
15. Copies of any agreements (park maintenance, etc.) with the Park District shall be provided.
16. No trees shall be permitted to be removed from the identified no cut zone except that the removal of invasive species, dead vegetation, etc. shall be coordinated with the Zoning Compliance Officer with a requirement for replanting as necessary to ensure an adequate buffer.
17. Installation of street signs shall be the responsibility of the developer.
18. The Final Development Plan submitted for approval shall include a delineation of the cemetery site based on an investigation of the site by the developer (grave sites and boundaries). Maintenance of the cemetery site shall be the responsibility of the HOA.
19. The mounding shown on the plan (all mounding) shall undulate (add character).
20. The hiker biker trail and connection to Deerfield/BMS shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate) and shall be undulating.
21. The not cut zone shall be depicted on the landscaping plan submitted for approval at Final Development Plan stage. The depth of the no cut zone shall accurately represent the extent of existing vegetation to be maintained (and may be greater than 20').
22. All homes backing up to Feedwire Road will be single-story ranch homes.
23. Lot count must be reduced to a maximum of 80 lots.
24. Impact of the development on Carpenter Road (Glory to Stutsman) will be included as part of the Traffic Impact Study.
25. The developer shall identify homes in Deerfield Estates adjacent to the development site with a view of it and work with owners on tree preservation/planting plans with details to be provided at the Final Development Plan stage.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, December 4, 2023, 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 to approve the 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. Emergency access to the school site shall be grass covered base with details to be worked out at the Final Development Plan stage.
3. A traffic impact study will be required, to be scoped and approved by the GCEO. Any improvements deemed necessary will be the responsibility of the developer to install.
4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. 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.
6. Final design shall be subject to approval of Sugarcreek Township Fire Department.
7. A 50' principal structure rear yard building setback will be required on lots 57-60 adjacent to the Middle School site.
8. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development. There shall be a minimum of 27' between any two homes.
9. Sheds, privacy fences and above ground pools shall not be permitted to be constructed within the development.
10. Home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story), 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.
11. The same home plan will not be permitted to be constructed side by side.
12. The final development plan shall reflect construction of the multi-use path outside of the public right-of-way adjacent to Feedwire with maintenance to be provided by the HOA. Additionally, this path should be extended to connect within existing right-of-way to Deerfield Estates (tapering down to sidewalk width) and to the Middle School campus.
13. Offsite improvements, as negotiated with the school district, shall be depicted on the Final Development Plan submitted for approval. Copies of any agreements with the School District shall also be provided.
14. Copies of any agreements (park maintenance, etc.) with the Park District shall be provided.

15. No trees shall be permitted to be removed from the identified no cut zone except that the removal of invasive species, dead vegetation, etc. shall be coordinated with the Zoning Compliance Officer with a requirement for replanting as necessary to ensure an adequate buffer.
16. Installation of street signs shall be the responsibility of the developer.
17. The Final Development Plan submitted for approval shall include a delineation of the cemetery site based on an investigation of the site by the developer (grave sites and boundaries). Maintenance of the cemetery site shall be the responsibility of the HOA.
18. The mounding and hiker biker trail shown on the plan shall undulate (add character).
19. The hiker biker trail and connection to Deerfield/BMS shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate) and shall be undulating.
20. The not cut zone shall be depicted on the landscaping plan submitted for approval at Final Development Plan stage. The depth of the no cut zone shall accurately represent the extent of existing vegetation to be maintained (and may be greater than 20').
21. All homes backing up to Feedwire Road will be single-story ranch homes.
22. Impact of the development on Carpenter Road (Glory to Stutsman) will be included as part of the Traffic Impact Study.
23. The developer shall identify homes in Deerfield Estates adjacent to the development site with a view of it and work with owners on tree preservation/planting plans with details to be provided at the Final Development Plan stage.
24. Investigation into the cemetery site and any remediation/removal and relocation of bodies shall be completed by the developer prior to any right-of-way dedication.

NO

Carolyn L. Destefani, Chairperson

Fred Cramer

Fred Cramer, Vice-Chairperson

Marvin Moeller

Marvin Moeller, Trustee

Richard J. Demko

Richard J. Demko, Fiscal Officer