



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2024.09.16.01**

IN RE: ZC Case 02-2024: Request for Map Amendment from A-1 (Agricultural)/WPAC (Wilmington Pike Area Corridor Overlay) Districts to B-2 PUD (Residential Planned Unit Development)/WPAC (Wilmington Pike Area Corridor Overlay) Districts and Preliminary Development Plan Approval for a proposed Sheetz restaurant/convenience store/fueling station.

WHEREAS, a public hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, July 6, 2024 at 7:00 p.m. on the following application:

WHEREAS, Applicant, Skilken Gold Real Estate Development, is requesting a Map Amendment from A-1 (Agricultural)/WPAC (Wilmington Pike Area Corridor Overlay) Districts to B-2 PUD (Residential Planned Unit Development)/WPAC (Wilmington Pike Area Corridor Overlay) Districts and Preliminary Development Plan Approval for a proposed Sheetz restaurant/convenience store/fueling station;

WHEREAS, the subject property is 5980 Wilmington Pike, parcel L32000100020005100 and L32000100030013000, containing 9.5520 acres; and

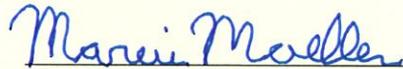
WHEREAS, the Greene County Regional Planning and Coordinating Commission recommended approval of the applicant's request during their July meeting cycle; and

WHEREAS, The Sugarcreek Township Zoning Commission held a Public Hearing on August 6, 2024 and recommended approval subject to the following conditions:

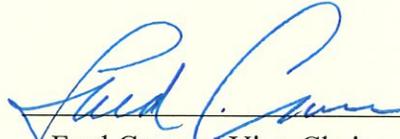
1. Final design shall be subject to approval of the Greene County Engineer's Office. The Final Development Plan shall reflect any improvements deemed necessary to serve the subject site stemming from the TIS.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. Miami Valley Drive will be extended to Access Drive "A" prior to the opening of the business.
6. Property Owner's Association documents must be submitted with an application for Final Development Plan approval.
7. Conforming elevations, landscaping, photometric and sign plans must be submitted with an application for Final Development Plan approval.
8. The applicant shall be limited to a total of 40 parking spaces. Aisle widths serving two-way traffic must meet the 24' standard.
9. Details on the outdoor seating/café area will be reviewed and approved at the Final Development Plan stage.
10. Approval for the use/layout of the "Proposed Parcel" shall be handled through the PUD modification process (modified Preliminary, followed by an FDP process).
11. An evaluation of the primary access drive to make the turn into the drive-through lane easier to navigate will be completed.

12. An evaluation of landscape not hardscape adjacent to the pick-up window will be completed.
13. Landscaping around the transformer and the air machine shown on the plan will be depicted on the landscaping plan submitted with the Final Development Plan application.

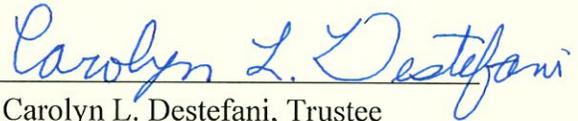
NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and to approve the Preliminary Development Plan as requested by the applicant subject to conditions as recommended by the Zoning Commission.



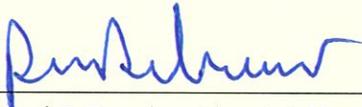
Marvin Moeller, Chairperson



Fred Cramer, Vice-Chairperson



Carolyn L. Destefani, Trustee



Richard J. Demko, Fiscal Officer