



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2025.05.05.01**

IN RE: ZC Case 02-2025: Request for Final Development Plan Approval for the Sheetz

WHEREAS, Applicant, Skilken Gold Real Estate Development, is requesting Final Development Plan Approval for a proposed Sheetz restaurant/convenience store/fueling station;

WHEREAS, the subject property is 5980 Wilmington Pike, parcels L32000100020005100 and L32000100030013000; and

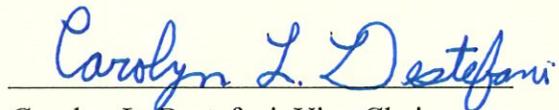
WHEREAS, The Sugar Creek Township Zoning Commission held a Public Hearing on April 8, 2025 and recommended approval of the applicant's request subject to the following conditions:

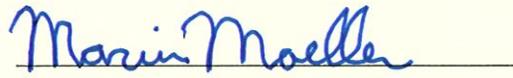
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage.
4. Final design shall be subject to approval of Sugar Creek Township Fire Department.
5. Miami Valley Drive will be extended to Access Drive "A" prior to the opening of the business.
6. As part of the Final Plan review of Cornerstone South by Regional Planning, staff will ensure that the residual parcel and Access Road B be included in the Cornerstone South Property Owner's Association with maintenance responsibility clearly defined. Absent transfer of the residual parcel to an adjacent property owner, Sheetz will maintain responsibility for the maintenance of this area. At no point will the township or the City of Centerville take over responsibility or maintenance of the residual parcel.
7. Approval for the use/layout of the "Proposed Parcel" shall be handled through the PUD modification process (modified Preliminary, followed by an FDP process).
8. Private streets within the development will be subject to the requirements of Section 7.07 of the Sugar Creek Township Zoning Resolution. At no point will the township take over responsibility or maintenance of Access Roads A and C.
9. The proposed "Street Wrap" lights are permitted as proposed.
10. Under canopy lights on the gas canopy are permitted as proposed.
11. The menu board proposed must be skirted to the ground with materials like the principal structure and include foundation landscape plantings as required.
12. The ground mounted monument sign must be modified to comply with the township's ground sign height standard (maximum of 6') measured from sidewalk grade, sign area and electronic copy are approved as submitted, and landscaping at the base of the sign equal to sign area will not be required.
13. Detention and stormwater management facilities shall be finished mowed and landscaped.
14. The applicant shall work with staff on the landscaping proposed adjacent to the lot to the north with the flexibility to move landscaping to other areas of the lot as deemed appropriate by staff based on the landscaping plan proposed for the lot to the north.

15. The applicant shall propose alternatives to the currently designed drive-thru clearance bar and look at ways to screen the ice machines.

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 as requested by the applicant subject to conditions as recommended by the Zoning Commission.


Fred Cramer, Chairperson


Carolyn L. Destefani, Vice-Chairperson


Marvin Moeller, Trustee



Richard J. Demko, Fiscal Officer