



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2025.09.15.05**

IN RE: ZC Case 04-2025: Request for Final Development Plan Approval for a Proposed Coffee Shop at 3424 Upper Bellbrook Road

WHEREAS, Applicants, Cullen and Gwen Demarest, are requesting Final Development Plan Approval for a proposed coffee shop;

WHEREAS, the subject property is 3424 Upper Bellbrook Road, parcel L32000100130000300 and L32000200160001800, 1.2273 acres; and

WHEREAS, The Sugarcreek Township Zoning Commission held a Public Hearing on August 12, 2025 and recommended approval of the applicant's request subject to the following conditions:

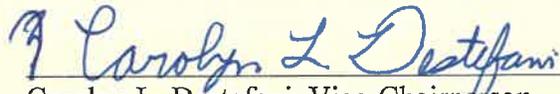
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. All roadway improvements will be the responsibility of the applicant to install, including the sidewalks shown on the plan (adjacent to both South Alpha Bellbrook Road and Upper Bellbrook Road).
3. Sidewalk maintenance is the responsibility of the property owner.
4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. Final design shall be subject to approval of the Greene County Combined Health District.
7. The detention area must be finished mowed and landscaped.
8. Any signage proposed must be consistent with Article 8. Any deviations shall be approved by the Zoning Commission through the minor modification process.
9. The dumpster enclosure must meet the requirements of Article 10.07.
10. Landscape islands must be added to the ends of all parking rows and include a TOTAL of four shrubs (NOT four shrubs per island).
11. All landscape material utilized on site must meet the landscaping material standards outlined in Article 10.04 D. 2.
12. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage.

13. The following uses shall not be permitted should redevelopment of the site be proposed in the future: Institutional Housing, Animal Hospital, Kennel, Automotive Body Repair, Automotive Fuel Sales, Automotive Sales or Rental, Automotive Service or Repair, Automotive Washing Facility, Bar or Tavern, Cannabis Dispensary, Club, Commercial Entertainment Use, Commercial Recreation, Conference Center or Assembly Hall, Country Clubs or Golf Courses, Funeral Home, Hospital, Hotel or Motel, Research and Development Facility, Restaurant-Fast Food, Wireless Telecommunications Facility in a Nonresidential District, and Cemetery.
14. Primary electrical service shall be underground.

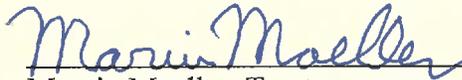
NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Final Development Plan as requested by the applicant and subject to the conditions as recommended by the Zoning Commission and outlined above with the additional condition that hours of operation will not exceed 11 pm and all outdoor music will cease at 11 pm.



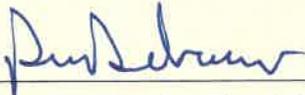
Fred Cramer, Chairperson



Carolyn L. Destefani, Vice-Chairperson



Marvin Moeller, Trustee



Richard J. Demko, Fiscal Officer