



**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2020.02.10.09**

IN RE: ZC Case 04-2019: Request for Final Development Plan Approval for Section 6 of The Landings of Sugarcreek Subdivision

WHEREAS, Inverness Group, Inc., is requesting Final Development Plan Approval for Section 6 of the Landings of Sugarcreek subdivision. . Section 6 is proposed to contain a total of 31 building lots and 23.38 acres; and

WHEREAS, the subject parcels is 3820 Upper Bellbrook Road and contains 53.251 acres; and

WHEREAS, the subject parcel can be further identified by parcel number L32000100120001900, is owned by Inverness Group, Inc., and is located in the PUD-R (Residential Planned Unit Development) District; and

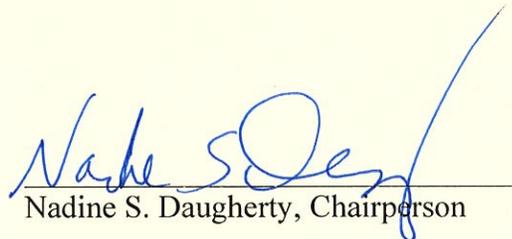
WHEREAS, the Zoning Commission held a public hearing on January 7, 2020, deliberated on the subject and passed a motion to recommend approval of the Final Development for Section 6 of the Landings of Sugarcreek subdivision subject to the following conditions:

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. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and aluminum lap siding shall be prohibited. Vinyl and aluminum is acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements within Section 6 (trails, landscaping, etc.) prior to the recording of Section 6.
8. Two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) shall be planted in the front yard (not in a landscaping area directly adjacent to the house) and shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Landings at Sugarcreek Owners' Association attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.

10. The applicant will be limited to building on 10 lots in Section 6 before open space amenities are installed within Section 6.
11. No construction on any homes within Section 6 shall be permitted until the Prosecutor's Office signs off on lot release (as was the case with lots in Section 4).
12. A bond shall be posted cover all deficiencies in landscaping/open space amenities in all constructed Sections (1-4) prior to the Trustees approving the Final Development Plan for Section 6.
13. All deficiencies in landscaping/open space amenities in all constructed Sections (1-4) shall be remedied prior to any home construction beginning in Section 6.
14. The area of open space slated to be dedicated to the park district shall be turned over to them prior to any home construction beginning in Section 6.
15. Section 8 shall be modified to net one less lot than depicted on the approved Preliminary Plan (with overall open space not being decreased).

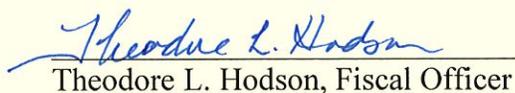
WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on February 10, 2020, and deliberated.; and

NOW THEREFORE, BE IT RESOLVED, this Board of Trustees does hereby approve the Final Development for Section 6 of the Landings at Sugarcreek subdivision subject to conditions as recommended by the Zoning Commission with the exception of condition #12 which has been satisfied.


Nadine S. Daugherty, Chairperson


Carolyn L. Destefani, Vice-Chairperson


Fred Cramer, Trustee


Theodore L. Hodson, Fiscal Officer