

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2012.08.06.06**

IN RE: Initiating Text Amendments to the Zoning Resolution

WHEREAS, the Board of Sugarcreek Township Trustees recognizes the importance of zoning regulations in the preservation of property and quality of life; and,

WHEREAS, the Board of Sugarcreek Township Trustees also recognizes the necessity of continual review and updating of the Zoning Resolution to ensure compliance with current case law and enforcement ability; and,

WHEREAS, the Sugarcreek Township Zoning Commission initiated text amendments to the Sugarcreek Township Zoning Resolution. The text amendments initiated impact Sections 3.05 (Zoning Certificate), 4.08 (Principally Permitted Use Table), 4.11 (Site Development Standards) and 12.02 (Definitions) of the Sugarcreek Township Zoning Resolution; and,

WHEREAS, the Sugarcreek Township Board of Zoning Commission carefully considered and deliberated on the proposed text amendments; and,

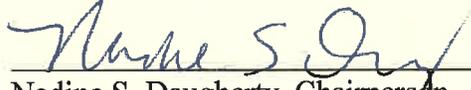
WHEREAS, the Sugarcreek Township Board of Trustees reviewed and carefully considered the Board of Zoning Commission's recommendations, the Greene County Regional Planning and Coordinating Commission's recommendations as well as the opinion of the Greene County Prosecutor's Office with respect to the proposed text amendments; and,

WHEREAS, after the hearing the Board of Trustees deliberated on the above request and passed a motion to approve as recommended by the Board of Zoning Commission the proposed text amendments subject to the following:

1. Additional text related to the determination of substantial completion in Section 305(D)(1b) to state that the completion of a final building inspection, final zoning inspection, and issuance of a certificate of occupancy shall be used in making a determination of substantial completion.
2. Amend Section 4.11(C)(10) pursuant to the staff report to identify the lot line of greatest dimension opposite the road right-of-way as the side lot line and the lot line

of least dimension opposite the road right-of-way as the rear lot line and to replace the graphic pursuant to those changes.

NOW THEREFORE, BE IT RESOLVED, that the Board of Sugar creek Township Trustees does hereby initiate the above-mentioned text amendments to the Sugar creek Township Zoning Resolution.



Nadine S. Daugherty, Chairperson



Michael E. Pittman, Vice Chairperson



Scott W. Bryant, Trustee



Theodore L. Hodson, Fiscal Officer