

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 4324

Passed _____

February 13, 2013
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CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

A RESOLUTION APPROVING THE REQUEST OF DAVID OAKES, AGENT FOR VWC HOLDINGS LTD FOR MODIFICATIONS TO THE STAGE 2 APPROVAL FOR THE "VILLAGES OF WINDING CREEK" R-1A PUD. THIS REQUEST IS TO MODIFY TRUSTEE RESOLUTION 3632 CONDITION 36 (ARCHITECTURAL REQUIREMENTS FOR EXTERIOR FINISHES).

WHEREAS the request is applicable to the sections of the subdivision platted during and/or after 2012. This request is comprised of 321.4489 acres of the 422.332 acre PUD. The undeveloped properties have road frontage on State Route 48 and Lytle Five Points Road. The undeveloped properties are further identified as The Boulevards at Winding Creek Sections 1 and 2, and the unplatted acreage identified by Parcel Id Numbers: 05-27-410-0222 and 05-27-410-0220 but excluding the area identified as The Boulevards at Winding Creek Section 4 and the 3.96 acre B-1PUD and R-1PUD open space component. The properties are located in Sections 21 & 27, Town 3, and Range 5 in Clearcreek Township.

WHEREAS on October 15, 2012 the Clearcreek Township Zoning Commission met to discuss the request. Mr. Oakes requested the application be tabled to allow him time to meet with representatives from the Villages of Winding Creek community; and,

WHEREAS on January 7, 2013 the Clearcreek Township Zoning Commission reconvened the tabled meeting and after discussion approved the following changes to Trustee Resolution 3632 Condition 36:

The exterior finishes for the average lots identified as 55', 70', and 90' lots shall be guided by the following requirements:

1. Front Elevations shall be comprised of one of the following material options:
 - a. Full brick (100%).
 - b. Full stone (100%).
 - c. Combination of brick and stone (totaling 100%).
 - d. Minimum of 25% brick or stone, inclusive of a three foot water ledge of brick or stone. Maximum of 75% with varied patterns of cementitious fiberboard.
2. Side and Rear Elevations for first floor of a single story or two story dwelling unit shall be comprised of one of the following material options:
 - a. Full brick (100%).
 - b. Full stone (100%).
3. Side and Rear Elevations for the second story of a two story dwelling unit shall be comprised of one of the following material options:
 - a. Full brick (100%).
 - b. Full stone (100%).
 - c. Cementitious fiberboard (100%)
4. Trim materials shall be comprised of the following materials:
 - a. Reinforced vinyl.
 - b. Aluminum.
 - c. Wood sheathed in vinyl or aluminum.
 - d. EIFS
 - e. Cementitious fiberboard.
5. Roof materials shall be comprised of the following materials:
 - a. Dimensional asphalt shingles.

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6. Accent roof materials shall be comprised of the following materials:
- Dimensional asphalt shingles.
 - Standing seam metal.
 - Painted metal.
 - Copper.

WHEREAS on January 21, 2013 after reviewing the minutes from the Zoning Commission's meeting the applicant has requested the following clarifications:

- 4) Trim materials shall be comprised of **ONE OR MORE OF** the following materials:
- Reinforced vinyl.
 - Aluminum.
 - Wood sheathed in vinyl or aluminum.
 - EIFS
 - Cementitious fiberboard.
- 6) Accent roof materials shall be comprised of **ONE OR MORE OF** the following materials:
- Dimensional asphalt shingles.
 - Standing seam metal.
 - Painted metal.
 - Copper.

NOW THEREFORE, BE IT RESOLVED by the Board of Clearcreek Township Trustees that the requested modifications to Trustee Resolution 3632 Condition 36 be APPROVED subject to the following conditions:

The exterior finishes for the average lots identified as 55', 70', and 90' lots shall be guided by the following requirements:

- Front Elevations shall be comprised of one of the following material options:
 - Full brick (100%).
 - Full stone (100%).
 - Combination of brick and stone (totaling 100%).
 - Minimum of 25% brick or stone, inclusive of a three foot water ledge of brick or stone. Maximum of 75% with varied patterns of cementitious fiberboard.
- Side and Rear Elevations for first floor of a single story or two story dwelling unit shall be comprised of one of the following material options:
 - Full brick (100%).
 - Full stone (100%).
- Side and Rear Elevations for the second story of a two story dwelling unit shall be comprised of one of the following material options:
 - Full brick (100%).
 - Full stone (100%).
 - Cementitious fiberboard (100%)
- Trim materials shall be comprised of one or more of the following materials:
 - Reinforced vinyl.
 - Aluminum.
 - Wood sheathed in vinyl or aluminum.
 - EIFS
 - Cementitious fiberboard.
- Roof materials shall be comprised of the following materials:
 - Dimensional asphalt shingles.

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6. Accent roof materials shall be comprised of one or more of the following materials:
- a. Dimensional asphalt shingles.
 - b. Standing seam metal.
 - c. Painted metal.
 - d. Copper.

Ms. Anspach moved to adopt the foregoing Resolution.

Mr. Gabbard seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade- yea
Ms. Anspach- yea
Mr. Gabbard- yea

Resolution adopted at a regular public meeting conducted February 13, 2013.

**THE BOARD OF CLEARCREEK
TOWNSHIP TRUSTEES**

