

ORDINANCE NO. 72-7

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL,
BEAVER COUNTY, PENNSYLVANIA, AMENDING THE
OFFICIAL ZONING MAP OF ORDINANCE NO. 61-10,
THE 1961 ZONING ORDINANCE OF HOPEWELL TOWN-
SHIP

WHEREAS, the Planning and Zoning Commission on
September 29, 1970 conducted a hearing upon an application to
amend the Official Zoning Map to rezone the premises hereinafter
described from R-2 Residential to C-2 Roadside Commercial; and

WHEREAS, following their public hearing the Planning
and Zoning Commission recommended that the premises hereinafter
described be rezoned from R-2 Residential to C-2 Roadside
Commercial; and

WHEREAS, the Board of Commissioners on September 7,
1972 conducted a hearing upon the aforesaid application; and

WHEREAS, for the reasons contained in the recommendation
of the Planning and Zoning Commission, an extract of which is
attached to and by reference made a part of this Ordinance, the
Board of Commissioners now desires to amend the Official Zoning
Map to rezone the premises hereinafter described from R-2 Resi-
dential to C-2 Roadside Commercial; and

WHEREAS, the Board of Commissioners is satisfied that
the said proposed rezoning of the premises hereinafter described
is in accordance with the spirit and intent of the formally
adopted portions of the Hopewell Township Comprehensive Plan;

Now, therefore, BE IT ORDAINED by the Board of Com-
missioners of the Township of Hopewell, a municipal corporation
under The First Class Township Code situate in the County of
Beaver and Commonwealth of Pennsylvania, AND IT IS HEREBY ORDAINED

1. THAT the Official Zoning Map referred to and made part of Township Ordinance No. 61-10, the 1961 Zoning Ordinance of Hopewell Township, is hereby amended to rezone the following parcel of land from R-2 Residential to C-2 Roadside Commercial:

PREMISES

Beaver County Tax Parcel Nos. 65-184-100, 65-184-100.1, 65-184-100.2 and those remaining lots on Beaver County Tax Map 65-183 which are adjacent to the aforesaid lots, extend to the Center Township line and abut Township Road T-558.

2. THAT in accordance with Section 303 of the Pennsylvania Municipalities Planning Code [53 P.S. § 10303] as amended, and as a result of its hearing held on September 7, 1972, the Board of Commissioners specifically finds the rezoning of the aforesaid premises to be in accordance with the spirit and intent of the formally adopted portions of the Hopewell Township Comprehensive Plan.

ENACTED AND ORDAINED this 11TH day of September, 1972.

TOWNSHIP OF HOPEWELL

(SEAL)

by *N. Ray Miller*
President of the Board of
Commissioners

ATTEST:

Charlotte M. Buffington
Secretary

THE HOPEWELL TOWNSHIP BOARD OF COMMISSIONERS

September 7, 1972

A public hearing was held in the Hopewell Township Municipal Building, Circle Drive, Aliquippa, Pennsylvania, by the Hopewell Township Board of Commissioners, on Thursday, September 7, 1972 at 4:00 P. M. as advertised.

N. Ray Miller, President of the Board, presided at the hearing.

Present Were:

N. Ray Miller - President
Ross Damaso - Member
Michael Volotich - Member
Theodore Michalik - Zoning Officer
Charlotte Buffington - Manager-Secretary
Josephine Palsa - Recording Secretary

The hearing was called to order by the president, N. Ray Miller.

Witnesses Were:

Nick Polovina
Joseph Barna - Member Planning Commission

Mr. Miller: Will the secretary please read the notice?

NOTICE

Notice is hereby given of a public hearing to be held by the Hopewell Township Board of Commissioners, Hopewell Township, Beaver County, Pennsylvania, at the Municipal Building, Circle Drive, Aliquippa, Pennsylvania, on the seventh day of September, 1972, at 4:00 P.M., for the purpose of considering an amendment to the Hopewell Township Ordinance No. 61-10, known as "Hopewell Township Zoning Ordinance", the general nature of which is as follows:

Rezoning of the following parcels of land from R-2 to C-2 described as follows: Lots 100, 100.1 and 100.2 on tax map 184 and lots on tax map 183 continuing along T-558 to the Center Township line. Parcel identified on

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the tax map as 65-184-0100.

All persons desiring to be heard in connection with said matter should appear at the time and place above specified.

Hopewell Township
Board of Commissioners
Charlotte M. Buffington
Manager- Secretary

Mr. Miller: First of all, I'd like the record to show that Mr. Volotich, Mr. Miller and Mr. Damaso are here. Mr. Milanovich is excused and Mr. Albert is excused, he's out of town, he's in Harrisburg. The purpose of this hearing is to hear a zoning request. At this time I would like to ask, is there anyone in the room against, to speak against the change?

Mr. Barna: I'd like to make a comment, not really against it. It was approved at a zoning hearing, just for the record. That was an R-2 area. I started to conduct some agricultural activities in that area. I might possibly extend them on my property, which borders completely around the one particular parcel and I still may extend the agricultural activities and this is a great portion of the land that is being recommended to be changed to C-2.

Mr. Miller: Anyone else? Anyone outside of Mr. Polovina? Mr. Michalik, do you have anything to say?

Mr. Michalik: No, just a comment on Mr. Barna's statement. He will still be able to conduct his business there as such, as agricultural. I think we discussed that at a meeting.

Mr. Barna: Right.

Mr. Miller: I know Mr. Polovina's here for it. Anyone else have any comments?

Mrs. Buffington: Why don't you ask Mr. Polovina why he wants this?

Mr. Miller: What are your intentions Mr. Polovina?

Mr. Polovina: I'm planning on having a tavern liquor license installed.

Mr. Miller: Is this just going to be a tavern?

Mr. Polovina: Yes a tavern.

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Mr. Volotich: Will this be a hotel or just a tavern?

Mr. Polovina: Just a tavern.

Mr. Miller: Will you serve food there also?

Mr. Polovina: Yes.

Mr. Michalik: I just wanted to mention that a commercial zone was made directly across the street. The commercial area was in that particular part and it was directly across the street from that property. He made his request that it be moved over. The Planning Commission did make the recommendation that it be granted.

Mr. Miller: Josie do you have the recommendation? Will you please make it part of the minutes?

Mrs. Palsa: I have it right here.

The Planning Commission recommendation.

N. Ray Miller, Chairman
Hopewell Township Board
of Commissioners
Municipal Building, Clark Boulevard
Aliquippa, Pennsylvania 15001

Re: Zoning Amendment Request of
Mr. Polovina

Dear Mr. Miller:

The Planning and Zoning Commission would like to recommend to the Township Commissioners that they rezone the following parcels of land from R-2 to C-2. Lots 100, 100.1 and 100.2 on tax map 184 and lots on tax map 183 continuing along T-558 to the Center Township Line. Parcel identified on the map as 65-184-0100, for the following reasons:

1. The Planning Commission would like to have the involved property owners on Temple Road deed eight and one half feet of their property along this road for the future widening of Temple Road. They would like this road to be a fifty foot road.
2. "C-2" Roadside Commercial would complement the integrated commercial shopping area.

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3. Commercial uses are lacking in this area.
4. A "C-1" in the new proposed map is directly across the street from the Polovina property.

Sincerely yours,
William Wagner, Chairman
Hopewell Township Planning
and Zoning Commission

Mr. Miller: Anything else? Mega, you have anything? Josie, you have anything? Charlotte, do you have anything? The meeting is adjourned.
Time 4:20 P.M.

Josephine Palsa

Recording Secretary

PROOF OF PUBLICATION

The **Beaver County Times**, a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on **3/13**

BEAVER NEWSPAPERS, INC.

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, } SS:

By James R. Miller

Before me, a Notary Public in and for such county and state, personally known to me,
JAMES R. MILLER, who being duly sworn according to law

SECRETARY-TREASURER of BEAVER NEWSPAPERS, INC.; that neither said corporation is interested in the subject matter of the attached advertisement nor said corporation is interested in the subject matter of the attached advertisement, that all of the allegations of the foregoing statement including those as to the truth and character of publication are true.

Sworn to and subscribed before me
this **21ST** day of **MARCH 1973**

Morris L. Hupp

The costs of advertising and publication
has been paid.

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