

RESOLUTION R2012-05

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA APPROVING THE LAND DEVELOPMENT PLAN OF LOT
PARCEL 65-017-0535.000, SITUATE AT 2279 BRODHEAD ROAD, HOPEWELL TOWNSHIP,
AND KNOWN AS THE KEN & BETH MIXTER LAND DEVELOPMENT PLAN, IN
ACCORDANCE WITH SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-02**

WHEREAS, on January 28, 2011 an application was submitted to the Hopewell Township Planning Commission by Ken and Beth Mixter to consider the proposed land development plan known as Ken and Beth Mixter Land Development Plan;

WHEREAS, the Plan seeks approval for the construction of a 1,596 square foot commercial building addition to an existing structure on 4 acres in the Highway Commercial (C-1) District located at 2279 Brodhead Road (SR 3011);

WHEREAS, the Beaver County Planning Commission rendered it's review comments in a letter dated February 16, 2011;

WHEREAS, the Hopewell Township Planning Commission recommended approval in correspondence dated April 27, 2011 with said approval being conditioned upon compliance with the comments contained in Widmer Engineerings' review letters dated February 24, 2011 and April 18, 2011 as well as the comments contained in the Beaver County Planning Commission letter February 16, 2011.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Ken and Beth Mixter Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Widmer Engineering review letters (February 24, 2011 and April 18, 2011) and the recommendations of both the Beaver County and Hopewell Township Planning Commission identified above and, in particular:
 - a. PADEP Sewage Facilities Planning exemption has been received (No. 04937-11-002);
 - b. If lighting is to be added, supply Photometric Plan verifying that lighting will not spill over onto adjacent property;
 - c. All roof drains from the proposed building addition shall connect to the proposed 18" diameter clean-out/riser and be conveyed to the proposed seepage pit;

- d. Multiple pre-existing structures exist on the lot as non-conforming uses and the existing Vocelli structure encroaches upon the front set back. These structures are, therefore, subject to Hopewell Township Ordinances relative to non-conforming structures;
 - e. Erosion and Sediment Control Plan has been approved by the Beaver County Conservation District;
 - f. Ensure that paved access drive to any parking or loading areas shall be a minimum of 18 feet in width;
 - g. Delineate on the Plan the site improvements to be constructed including curbing, spot elevations in paved parking areas and drives to confirm positive storm water flow to the proposed stormwater facilities and to verify adequate slopes for the proposed accessible parking areas;
 - h. Apply for and obtain a sign permit from Hopewell Township, pursuant to Article XX of the Hopewell Township Zoning Ordinance, relative to any proposed signage on the lot;
 - i. Comply with all parking (including ADA requirements) and buffer (planting strip) requirements of the Hopewell Township Zoning Ordinance;
 - j. Comply with all building code requirements; and
 - k. Ensure that all stormwater runoff from the building and parking lot shall be conveyed to a seepage pit.
2. The Applicant must supply a stormwater management plan and execute a Stormwater Best Management Practices Operations and Maintenance Agreement supplied by the Township to ensure conformity with the Hopewell Township Stormwater Management Ordinance.
 3. The Applicant will comply with all requirements/permits of Hopewell Township and/or Beaver County and/or the Commonwealth of Pennsylvania and it's agencies relative to sanitary sewer service, connections and construction standards, stormwater management, grading and filling, signage, ADA accessible parking, erosion and sedimentation control, water service and zoning.
 4. All of these conditions must be fully satisfied prior to recording the Plan with

the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this 27th day of February, 2012

Attest:

Hopewell Township Board of Commissioners

By: 

Andy Brunette, Township Manager

By: 

Richard Bufalini, Vice - President