

RESOLUTION 2016 – 03

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE CONDITIONAL USE APPLICATION OF ANNE MARIE DEMARY, DOMINIC F. LEONE AND CATHERINE V. LEONE TO OPERATE A FITNESS STUDIO AT 2439 MILL STREET, ALIQUIPPA (HOPEWELL TOWNSHIP) AS A CONDITIONAL USE/NEIGHBORHOOD COMMERCIAL ESTABLISHMENT

WHEREAS, on October 20, 2015, an Application was submitted to Hopewell Township by Anne Marie DeMary, Dominic F. Leone and Catherine V. Leone (hereinafter “Applicants”) to consider a Conditional Use request under the Hopewell Township Zoning Ordinance, 2004-01, Article VIII “R3 Medium Density Residential District,” Section 802 “Conditional Uses;” Section 2303 “Procedure for Review For Conditional Uses;” and Section 2304(G) “Neighborhood Commercial Establishments” at 2439 Mill Street, Aliquippa PA, 15001, tax parcel No. 65-007-0209, to operate a fitness studio as a Conditional Use/Neighborhood Commercial Establishment in the R-3 District [See Exhibit “A” attached hereto and incorporated herein]; and

WHEREAS, the Hopewell Township Planning Commission heard the application and recommended approval of the request on November 19, 2015 [See Exhibit “B” attached hereto and incorporated herein] and in a letter dated November 25, 2015 finding that the subject property had adequate parking for the proposed use and that a fitness studio would not be inconsistent with the character and current use of adjacent parcels [See Exhibit “C” attached hereto and incorporated herein]; and

WHEREAS, pursuant to public notice under the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code, a public hearing was held on February 22, 2016 to hear the request of the Applicants and to receive comments relative thereto; and

WHEREAS, the Applicants have acknowledged in their Application and at the public hearing that all proposed improvements will fully comply with the provisions of the Hopewell Township Zoning Ordinance, Section 802 and Section 2303 pertaining to conditional uses, and Section 2304(G) pertaining to Neighborhood Commercial Establishments and will fully comply with the representations set forth in their Application attached hereto.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners determine that the proposed fitness studio falls within the definition of a Neighborhood Commercial Establishment and hereby approves the Application of Anne Marie DeMary, Dominic F. Leone and Catherine V. Leone to operate a fitness studio as a Conditional Use/ Neighborhood Commercial Establishment under the Hopewell Township Zoning Ordinance, 2004-01, Article VIII "R3 Medium Density Residential District," Section 802 "Conditional Uses;" Section 2303 pertaining to conditional uses; and Section 2304(G) pertaining to Neighborhood Commercial Establishments at 2439 Mill Street, Aliquippa PA, 15001, tax parcel No. 65-007-0209.

RESOLVED AND ENACTED this 27th day of February, 2016

Attest:

Hopewell Township
Board of Commissioners

By: Norm Kraus
Norm Kraus, Township Manager

By: Richard Bufalini
Richard Bufalini, President