

RESOLUTION R2011-18

Hopewell Township, Beaver County, Pennsylvania

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 June, 2011

Attest:

Hopewell Township Board of Commissioners

By: 
Andy Brunette, Township Manager

By: 
Richard Bufalini, President

**TOWNSHIP OF HOPEWELL
Beaver County, Pennsylvania
BOARD OF COMMISSIONERS
BUSINESS MEETING MINUTES**

June 27, 2011
Meeting in Session at 7:00 p.m.

7:00pm: Business Meeting Called to Order by Mr. Bufalini and that the meeting will be recorded

ROLL CALL

President

Richard Bufalini - Present

Vice President

Norm Kraus - Present

Commissioners

Nick DiPietro - Present

Joe Kusnir - Present

Brian Rohm - Present

OTHERS PRESENT

Andy Brunette – Township Manager/Controller – Absent

Wendy Kasunic – Administration Manager

Marie Stratakis Hartman – Widmer Engineers

Patricia L. Owens – Recording Secretary

Diane Palsa – Treasurer/Tax Collector - Absent

John Bates – Zoning Officer

Michael Jones – Solicitor

Assistant Chief Gary Tranelli – Hopewell Police Department

CITIZEN COMMENTS PERTAINING TO THE BUSINESS AGENDA

None

BUSINESS AGENDA

The tax collector and treasurer’s reports are available for public inspection at the municipal building.

Mr. Kraus: Motion to approve the Business Meeting Minutes of May 23, 2011.

Mr. Kusnir: Second the motion

Roll Call Vote:

Mr. DiPietro Abstained due to absence from meeting

Mr. Kusnir Yes

Mr. Rohm Yes

Mr. Kraus Yes

Mr. Bufalini Yes

Motion Carried

Mr. Rohm: Motion to approve the Tax Collector’s Report for May 2011.

Mr. Kusnir: Second the motion

Roll Call Vote:

Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Rohm Yes
Mr. Kraus Yes
Mr. Bufalini Yes

Motion Carried

Mr. Kusnir: Motion to approve the list of bills dated for June 27, 2011.

Mr. Kraus: Second the motion

Roll Call Vote:

Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Rohm Yes
Mr. Kraus Yes
Mr. Bufalini Yes

Motion Carried

Mr. Kraus: Motion to approve payment to Beaver County Amateur Hockey Association in the amount of \$600.00 for Parkfest traffic control per budget line item 1-454-470.

Mr. Bufalini: Second the motion

Roll Call Vote:

Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Rohm Yes
Mr. Kraus Yes
Mr. Bufalini Yes

Motion Carried

Mr. DiPietro: Motion to approve payment to Cub Scout Pack 435 in the amount of \$500.00 for Parkfest vendor parking control per budget line item 1-454-470.

Mr. Rohm: Second the motion

Roll Call Vote:

Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Rohm Yes
Mr. Kraus Yes
Mr. Bufalini Yes

Motion Carried

Mr. Rohm: Motion to approve Resolution R-2011-16 approving the commercial land development plan of lots parcel 65-020-0100.001, situate at 2100 Brodhead Road, Hopewell Township, and known as the Dollar General Land Development Plan in accordance with Subdivision & Land Development Ordinance No. 91-02.

Mr. Kusnir: Second the motion

Roll Call Vote:

Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Rohm Yes
Mr. Kraus Yes
Mr. Bufalini Yes

Motion Carried

Mr. Kraus: Motion to approve Resolution R-2011-17 approving the Cornerstone Christian Fellowship Land Development Plan of Lots parcel 65-213-0300.000, situate at (S.R. 3011) Gringo Clinton Road, Hopewell Township and known as the Cornerstone Christian Fellowship Land Development Plan in accordance with Subdivision & Land Development Ordinance No. 91-02.

Mr. DiPietro: Second the motion

Roll Call Vote:

- Mr. DiPietro Yes
- Mr. Kusnir Yes
- Mr. Rohm Yes
- Mr. Kraus Yes
- Mr. Bufalini Yes

Motion Carried

Mr. Kusnir: Motion to approve Resolution R-2011-18 approving the commercial land development plan of lots 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.

Mr. Kraus: Second the motion.

Roll Call Vote:

- Mr. DiPietro Yes
- Mr. Kusnir Yes
- Mr. Rohm Yes
- Mr. Kraus Yes
- Mr. Bufalini Yes

Motion Carried

Mr. Rohm: Motion to approve Resolution R-2011-19 approving the Carelli Plan of Consolidation of Lots 39, 40, 41 & 42 in the Woodlawn Plan involving lot parcels #65-003-1000.000 and #65-003-1018.000 for the construction of a single family dwelling in accordance with Section 601 of the Hopewell Township subdivision and land development ordinance for subdivisions of three lots or less.

Mr. Kusnir: Second the motion.

Roll Call Vote:

- Mr. DiPietro Yes
- Mr. Kusnir Yes
- Mr. Rohm Yes
- Mr. Kraus Yes
- Mr. Bufalini Yes

Motion Carried

COMMISSIONER REPORTS None

MANAGER’S REPORT

The Manager was absent from this meeting. The Manager’s Report for May, 2011 is on file at the municipal building.

ADMINISTRATION AND SEWER REPORTS

The Manager was absent from this meeting. The Administration and Sewer Reports are on file at the municipal building.

ENGINEERING REPORT

Mrs. Hartman briefly covered the following subjects:

- (1) The Laird Road project is moving along, however the last shipment of lagging was not up to standards and had to be sent back. They are still hoping to have it completed for Parkfest.
- (2) The permits have been issued for Beaver Lakes Boulevard.
- (3) PennDot has been contacted once again with regard to Veasy Road.

WATER POLLUTION CONTROL REPORT

Chas Srafin, the public works superintendent, was absent from this meeting. His report is on file at the municipal building.

ROAD DEPARTMENT

Chas Srafin, the public works superintendent, was absent from this meeting. His report is on file at the municipal building.

POLICE REPORT

Assistant Chief Gary Tranelli gave the police report for the month of May, 2011.

PLANNING/ZONING REPORT

Mr. Bates, the planning and zoning officer gave his report for the month of May, 2011.

The following reports are on file: Water Pollution Control, Road Report, Police Department, Hopewell Township Planning & Zoning Commission, Beaver County Planning Commission, Sewer Authority, Volunteer Fire Department, and Veteran's Service Center for the month of May, 2011.

OLD BUSINESS None

NEW BUSINESS None

PUBLIC FORUM CITIZENS COMMENTS

Julie Eaton
116 Huron Avenue

Miss Eaton was present at the meeting with her aunt, Mrs. Kocher who resides on Ridgeway Avenue. They were there to bring attention to the residence at 1108 Ridgeway, owned by Larry Short. The house was destroyed by a fire and is vacant. It is presently in a dangerous condition and children were seen playing around the house. Also, the grass and bushes are so out of control that they are afraid of snakes and other animals being in them. Mr. Bates said he will look into it and see if he can contact the owner about getting the premises cleaned up.

Linda Helms
B.F. Jones Library

Ms. Helms thanked the township for their support and distributed the July 2011 calendar of library events.

Mr. & Mrs. Andy Steck
3021 Scott Avenue

Mr. and Mrs. Steck were concerned about the ordinance that was passed restricting residents from parking their large trucks in their driveways either for maintenance or for parking purposes. They feel that because Mr. Steck

drives a truck for his livelihood, this ordinance is directly affecting their income. He has been cited for parking his truck in his driveway and has had to pay numerous fines as a result. This is taking a toll on their budget. They would like to know what they can do to keep from being cited and still be able to maintain his profession as a truck driver in order to provide for his family, a wife and three young children.

Commissioner Bufalini said the township will try to work with them as much as possible without compromising the fact that the ordinance still must be adhered to.

ANNOUNCEMENTS

Hopewell Township will hold its annual Parkfest celebration July 8th 6:00 to 11:00 p.m. and July 9th and 10th from 4:00 to 11:00 p.m.

ADJOURNMENT

Mr. Kusnir: Motion to adjourn

Mr. Kraus: Second the motion

Voice Vote: All in favor. Motion Carried

The meeting was adjourned at 7:40 p.m.

Minutes Recorded by: Patricia L. Owens 6/27/11
Minutes Prepared by: Patricia L. Owens 6/27/11