

RESOLUTION No. 2009-03

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, APPROVING THE FINAL MINOR SUBDIVISION PLAN FOR BR BRANCHES, L.P.

WHEREAS, the City of Coatesville is a Home Rule Charter Third Class City in the Commonwealth of Pennsylvania; and

WHEREAS, the Coatesville Planning Commission has reviewed the Final Minor Subdivision plan submitted by Edward B. Walsh and Associates, Inc. The subdivision is situated on the southeast corner of the East Lincoln Highway and South First Avenue and involves a lot line revision between two commercial parcels U.P.I. #16-5-232 and #16-5-233. There is an existing bank building on Lot 1 and an existing office/apartment building on Lot 2; and

WHEREAS, the plan has been submitted to and reviewed by the Chester County Planning Commission; and

WHEREAS, the plan has been submitted to and reviewed by Civil Engineer, Czop/Srecter, Inc.; and

WHEREAS, the Coatesville Planning Commission has recommended approval of the Plan, and granted three (6) waivers from the requirements of the Code of the City of Coatesville, Article VII – Minor Plan Requirements, Chapter 197 – Subdivision and Land Development including:

1. § 197-37 B(13) – pertaining to existing contours at two foot intervals
2. § 197-37 B(14)(a) – pertaining to soils types and descriptions
3. § 197-37 B(19) – pertaining to soil erosion and sedimentation control plan
4. § 197-37 B(20) – pertaining to storm water management plan
5. § 197-37 B(29) – pertaining to legal description for each lot
6. § 197-37 B(40) – pertaining to a description of all non residential uses in terms of existing and proposed hours of operation, lighting, parking, number or people associated with use

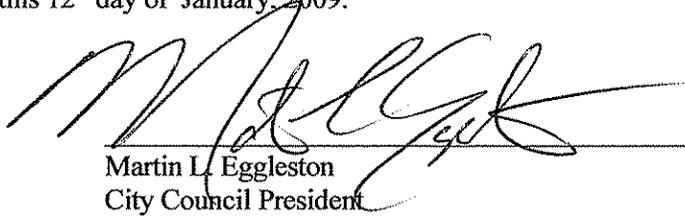
WHEREAS, conditional Preliminary/Final Land Development approval is granted pending completion of the following conditions and to the satisfaction of the Coatesville City Solicitor:

1. Comply with all comments and requirements as set forth in the review letter from Czop/Specter Inc. addressed to the City of Coatesville, dated November 11, 2008, a copy of which is attached hereto as Exhibit “A”.
2. Comply with all comments of the Chester County Planning Commission set forth in the review letter addressed to the City of Coatesville, attention Harry Walker, dated December 3 2008, a copy of which is attached hereto as Exhibit “B”.
3. The Applicant, through its authorized representative, shall countersign a copy of this Resolution indicating acceptance by the Applicant of the above set forth conditions of subdivision and land development approval failing which the Plan of the Applicant shall be deemed denied for failure to comply with the following Sections in the City of Coatesville Subdivision and Land Development Ordinance: 197-42.A (11) and 197-58.B.

NOW THEREFORE BE IT RESOLVED by the Council for the City of Coatesville that the City of Coatesville approves this Final Minor Subdivision Plan subject to Applicant’s agreement to and compliance with the conditions listed above.

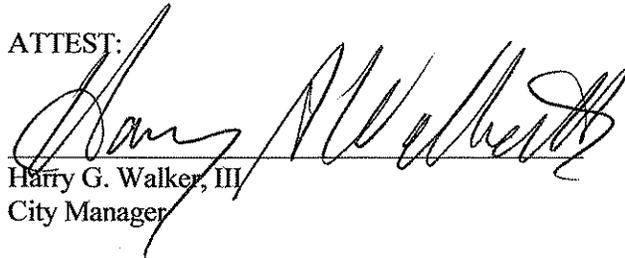
IN WITNESS THEREOF, the Council of the City of Coatesville hereby authorizes the execution and attestation of this resolution.

RESOLVED AND ENACTED, this 12th day of January, 2009.



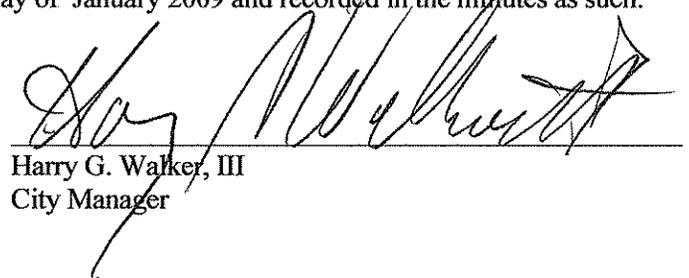
Martin L. Eggleston
City Council President

ATTEST:



Harry G. Walker, III
City Manager

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of City Council held on the 12th day of January 2009 and recorded in the minutes as such.



Harry G. Walker, III
City Manager