

Resolution No. 2010- 16

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY APPROVING THE SUBDIVISION PLAN WITH CONDITIONS, FOR THE SUBDIVISION INTO TWO LOTS OF AN OFFICE BUILDING AND HOTEL REDEVELOPMENT PROJECT, LOCATED ALONG MANOR ROAD, APPROXIMATELY 500 FEET SOUTH OF THE US 30 COATESVILLE-DOWNINGTOWN BYPASS IN THE CITY OF COATESVILLE

WHEREAS, the City of Coatesville is a Chartered Third Class City in the Commonwealth of Pennsylvania; and,

WHEREAS, the Coatesville Planning Commission has previously reviewed the Preliminary and Final Land Development Plan ("Plan") submitted by the developer, Coatesville Property Associates, a Pennsylvania Limited Partnership (the "Applicant"), for the land located along Manor Road, approximately 500 feet south of the US 30 Coatesville-Downingtown Bypass for the construction of an office building and hotel redevelopment project, and related improvements in the City of Coatesville; and,

WHEREAS, this Plan was prepared by D. L. Howell Associates, Inc.; and,

WHEREAS, the Coatesville Planning Commission has recommended the approval of the Plan subject to certain conditions; and,

WHEREAS, the Coatesville City Council previously by Resolution No. 2010 - 11 on April 12, 2010 approved the Applicant's Land Development Plan dated December 18, 2009, last revised January 29, 2010, subject to the Applicant's agreement to and satisfactory compliance with certain conditions; and,

WHEREAS, thereafter, a Subdivion Plan has been prepared based upon the previously approved Plan by D. L. Howell Associates, Inc. identified as the Overall Subdivision and Land Development Plan (last revised August 13, 2010) supplied with 17 other Plans and the Plan Cover Sheet; and,

WHEREAS, the City Engineer, T & M Associates has issued a review letter dated August 25, 2010 recommending approval of the aforementioned Subdivision Plan subject to conditions and Thomas Comitta Associates, Inc. has also issued a review letter dated August 19, 2010 recommending approval of the Subdivision Plan subject to conditions; and,

WHEREAS, the County Planning Commission has also received favorable reviews of the Subdivision Plan with comments from the County Planning Commission by means of a review letter dated August 23, 2010 and has received approval from the Coatesville Planning Commission at its specially called meeting of August 25, 2010 subject to certain conditions including the preparation of appropriate land development and financial security agreements meeting the requirements of the City Solicitor, and compliance with all the comments of the City Engineer and Thomas Comitta Associates, Inc. as referenced previously; and,

WHEREAS, the Developer has stated its willingness to assure that all engineering and legal issues are resolved to the satisfaction of the City, the City Engineer and City Solicitor including compliance with all land development issues as identified in the April 12, 2010 Resolution No. 2010-10 as referenced previously.

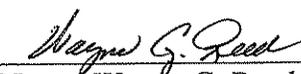
NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Coatesville, that the City of Coatesville approves Applicant's Subdivision Plan subject to Applicant's agreement to and compliance with the conditions listed above restated as follows:

1. Comply with the comments set forth in Resolution No. 2010-10 applying to the underlying subdivision approval as referenced herein.,
2. Comply with comments and requirements of the City Engineer's review letter dated August 25, 2010 a copy of which is attached hereto as Exhibit "A-1"
3. Comply with comments and requirements of Thomas Committa Associates, Inc., set forth in the Memorandum dated August 19, 2010 a copy of which is attached hereto as Exhibit "B-1"
4. Submission, in a form acceptable to the Coatesville City Solicitor, of a Development Agreement and the Financial Security Agreement, required for subdivision approval including the posting of required escrow prior to commencement of any work, and approval of all documents necessary to effectuate the subdivision .
5. 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 Approval.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 30th day of August, 2010.


Name: Edward Simpson
Title: President, City Council

ATTEST:


Name: Wayne G. Reed
Title: Interim 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 August 30, 2010 and recorded in the minutes as such.



Name:
Title: Interim City Manager

The above conditions are accepted by the Applicant and a copy of same is hereby deemed delivered in accordance with the requirements of the Municipalities Planning Code, 53 P.S. § 101 et seq.

COATESVILLE INN ASSOCIATES,
a Pennsylvania Limited Partnership

BY; COATESVILLE INN, LLC, a Pennsylvania
limited liability company, general partner

BY: OLIVER COATESVILLE INN
CORPORATION a Pennsylvania corporation,
member

By: 

Donald W. Pulver, President