Resolution No. 2014- 24

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY GRANTING APPROVAL OF THE FINAL SUBDIVISION PLAN FOR ARCELOR MITTAL PLATE, LLC ESTABLISHING A LOT LINE CHANGE TO PERMIT THE TRANSFER OF PARCEL "A" AN APPROXIMATELY 4.10 ARCES CONSISTING OF ALL TAX PARCEL 16-5-229.2 AND A PART OF TAX PARCEL 16-10-20 TO BE CONVEYED TO TAX PARCEL 16-10-220.1E OWNED BY BRANDYWINE MANSION PROPERTIES

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

WHEREAS, on September 29, 2014, Arcelor Mittal Plate LLC presented a Final Plan "Lot Add-On" prepared by Lake Roeder Hillard & Associates dated September 23, 2014 to the City of Coatesville which plan seeks to create a lot line and establish a lot add-on to permit the conveyance of Parcel "A" with a 4.129 acres in gross and 4.101 acres in net to be conveyed from the owner ISG Plate, Inc. to Grantee, Brandywine Mansion Properties (hereinafter "the Plan"); and,

WHEREAS, the Plan has been reviewed by the Chester County Planning Commission which provided a review letter dated November 5, 2014 and has been reviewed as well by the City Engineer, Cedarville Engineering Group, LLC, and the City Planning Consultant, Thomas Comitta Associates, Inc. and all comments or suggestions of said parties are to have been incorporated into the Plan which is generally approved; and

WHEREAS, the City Planning Commission has also reviewed and approved the Plan; and,

WHEREAS, Thomas Committa Associations has stated that it is assumed that the Applicant will submit a Deed of Consolidation indicating the perimeters bearings and distances for the consolidated lot as well as the overall gross acreage and net acreage; and,

WHEREAS, the Applicant has sought waiver of various of the City's Subdivision and Land Development Ordinance (SALDO) requirements as follows: 1.Section 197-10.A(1): permitting that the Plan be classified as a minor subdivision; 2.Section 197-37.B(12): permitting existing utilities not to be shown; and, 3.Section 197-37.B(13): permitting two-foot interval contours not to be shown (which waivers have not been opposed by any consultant or planning commission).

NOW, THERERE, BE IT RESOLVED by the Council of the City of Coatesville, that the City of Coatesville approves Applicant, Arcelor Mittal Plate LLC's Add-on Plan subject to Applicant's agreement to and compliance with the conditions listed below and with the waivers identified below as follows:

A. Waivers:

1. The City Council grants waivers of Sections 197-10.A(1), 197-37.B(12), and 197-37.B(13) regarding the classification of the Plan as a minor subdivision and/or land development, the waiver to not require the Plan to show existing utilities and the waiver to not require the Plan to show contours at two-foot intervals.

B. Conditions:

1. The Applicant shall submit a Deed of Consolidation, indicating the perimeter bearings and distances for the consolidated lot, as well as the overall gross acreage and net acreage.

2. The Applicant shall comply with any and all conditions of the review letters by the City Engineer, City Planner and Planning Commission.

3. All outstanding bills to the City must be paid within 30 days.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 29th day of December, 2014.

Name: Joseph Hamrick
Title: President, City Council

ATTEST:

Name: Kirby A. Hudson
Title: 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 December 29, 2014 and recorded in the minutes as such.

Name: Kirby A. Hudson
Title: 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.

ARCELOR MITTAL PLATE, LLC

BY: Authorized Agent