

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING SITE PLAN NO. 02-11-ST OF)
CASTO-SKILKEN GROUP/AMAZING GLAZED,))
LLC, CONCERNING PROPERTY LOCATED ON))
BUSINESS ROUTE 22)

RESOLUTION NO. 02-84

AND NOW, on November 12, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

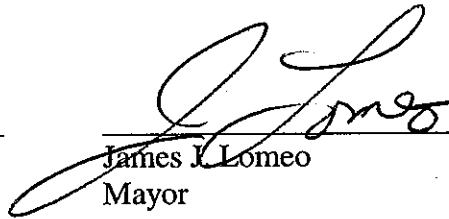
That Site Plan Application No. 02-11-ST of CASTO-SKILKEN GROUP/AMAZING GLAZED, LLC, concerning property located on Business Route 22, for the construction of a Restaurant with a Drive-Thru, 4,684 square feet in size, and associated site improvements, is "APPROVED" this date subject to conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager


James J. Lomeo
Mayor

ENTERED INTO LEGAL BOOK ON: November 22, 2002

ADDENDUM A TO RESOLUTION NO. 02-84

Concerning File No. 02-11-ST

The approval of the aforementioned Site Plan, No. 02-11-ST, is subject to the following conditions:

1. Compliance with all applicable Municipal Codes, Ordinances, Resolutions, Policies and procedures, in general, and with Ordinance No. 1443, as amended, in particular.
2. The Site Plan shall not be official until and unless it is approved by Monroeville Municipal Council. Council may add such requirements to the Site Plan as it determines are appropriate in the circumstances. If the Council adds any requirements, a revised Site Plan reflecting such additional requirements shall be filed with the Municipal Zoning Officer within ninety (90) days of the date of the action of Council imposing such requirements.
3. Submission of an Improvement Bond in an amount of 110 percent of the cost of improvements required by Section 508 of Ordinance 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor. *No site preparation shall be authorized nor any building permits or grading permits issued until an Improvement Bond has been accepted by the Municipality of Monroeville.*
4. Applicant agrees to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations, as located and approved by the Municipal Engineer.
5. Applicant agrees to provide handicapped parking spaces as shown in the Site Plan. These designated parking areas shall be marked with proper signage showing the symbol of accessibility, including a symbol sign mounted on a pole and a symbol painted on the asphalt parking surface. Additional signage shall be provided notifying patrons of Ordinance 1806 that establishes a fee of two-hundred (\$200.00) dollars for the violation of parking in handicapped parking areas.
6. Applicant agrees to use an approved exterior wall surface on exposed areas of the building as required in Section 209 of Ordinance No. 1443, as amended.

410

ADDENDUM A TO RESOLUTION NO. 02-84
Concerning File No. 02-11-ST
Page 2

7. Applicant agrees to comply with the conditions of the Monroeville Zoning Hearing Board, granting a Parking Variance to reduce the number of Off Street Parking Spaces from 2,200 spaces to 1977 spaces, and comply with all conditions as shown in Exhibit a.
8. Applicant agrees to install a Traffic Signal as shown in Exhibit A, as approved by the Municipality of Monroeville and the Pennsylvania Department of Transportation, securing all necessary permits from these governing bodies.
9. Applicant agrees to comply with the provisions of Resolution No. 89-55, requesting that all owners, developers, contractors and operators of commercial establishments give first preference to the hiring of all Monroeville residents, who are qualified, to participate in the development, construction, and operation of their commercial operations in the Municipality of Monroeville.
10. Applicant agrees that after approval of the Site Plan by Monroeville Council, and prior to the issuance of any Grading Permit or Building Permit, all drawings in the application submission shall be submitted to the Department of Community Development in a digital format, preferably AutoCad Version 14, and if not available, a DXF format is acceptable. No work shall be authorized to commence until this information is submitted.
11. Applicant agrees to comply with Resolution 00-30, the Monroeville Developer's Agreement, executing said agreement prior to the commencement of any work on the site, or the issuance of a Land Disturbance Permit, Building Permit or Zoning Permit.
12. Applicant agrees to submit a cost estimate for the traffic signal equipment installation and associated improvements to the Department of Community Development for its approval, and submit a Site Improvement Bond prior to the issuance of any Grading, Building or Zoning Permits.
13. Compliance with the Municipal Engineer's requirements.
14. Compliance with the Fire Official's requirements.

Municipality of Monroeville

A Home Rule Charter Municipality

Municipal Center
2700 Monroeville Boulevard
Monroeville, PA 15146-2388

Phone (412) 856-
Fax (412) 856-
www.monroeville.

ZONING HEARING BOARD MUNICIPALITY OF MONROEVILLE

IN CASE OF: 02-39-A

APPLICATION NUMBER: PGH. MIRACLE MILE/CASTO-SKILKEN GROUP

REPORT OF DECISION

AND NOW, THIS 7th DAY OF AUGUST, 2002, UPON CONSIDERATION OF

A HEARING ON AUGUST 7, 2002:

IT IS HEREBY DETERMINED THAT THE APPLICATION to request a Variance to Section 308, Off-Street Parking, of the Monroeville Zoning Ordinance, 1443, as amended, allowing the reduction in the number of parking spaces from the required 2,200 to ^{1,977 RW} 4,989 off-street parking spaces for the proposed construction of a free-standing building for a Krispy Kreme donut facility.

Concerning subject property located on the southerly side of Business Route 22/William Penn Highway at its intersection with Stroschein Road.

GRANTED DENIED WITH THE FOLLOWING CONDITIONS:

Applicant shall install a patio area in the front of the Krispy Kreme building in a manner acceptable to the zoning officer.

BY THE MONROEVILLE ZONING HEARING BOARD

Thomas E. Walter, Sr.
Thomas E. Walter, Sr.

Gregory Eresenko
Gregory Eresenko

Robert Grimes
Robert Grimes

Donald Risko
Donald Risko

Frank Rawson
Frank Rawson

NOTE: Any persons aggrieved by the decision of the Zoning Hearing Board of the Municipality of Monroeville, Pennsylvania, may appeal to the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after the decision of the Zoning Hearing Board.

If after a permit has been granted by the Zoning Hearing Board, the Improvement so authorized has not been started within six (6) months from that decision date, the said authorization shall be null and void.

Decision Mailing Date: 8-8-02