

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE


A RESOLUTION OF MUNICIPAL COUNCIL )  
 OF THE MUNICIPALITY OF MONROEVILLE )  
 APPROVING REVISED SITE PLAN APPLICATION )  
 NO. 88-18-ST(R) OF CHARLES SCHNURER/ ) Resolution No. 89-129  
 MCDAIN GOLF CENTER, CONCERNING PROPERTY )  
 LOCATED ON PARCELS 2 AND 3 IN THE MOSSIDE )  
 BOULEVARD INDUSTRIAL PARK )

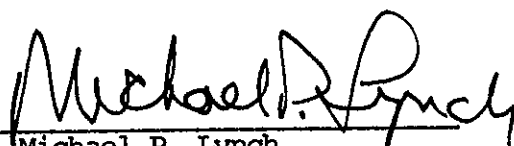
AND NOW, on December 12, 1989, it is RESOLVED BY Municipal Council of the Municipality of Monroeville as follows:

That REVISED Site Plan Application 88-18-ST (R) of CHARLES SCHNURER/ MCDAIN GOLF CENTER concerning property located on parcels 2 and 3 in the Mosside Boulevard Industrial Park is approved in accordance with the plans submitted and stamped "Approved" this date, subject to the conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE

  
 \_\_\_\_\_  
 Washington C. Alston  
 Municipal Manager

  
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 Michael P. Lynch  
 Mayor

ENTERED INTO LEGAL BOOK ON: December 22, 1989

ADDENDUM A TO RESOLUTION NO.

Concerning File No. 88-18-ST (R)

The approval of the aforementioned Site Plan, No. 88-18-ST (R) 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% of the cost of improvements required by Section 508 of Ordinance No. 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor.
4. Applicant agrees to execute an agreement to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations if and when the Municipality requires sidewalk construction.
5. 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.
6. 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.
7. Compliance with variance, and these conditions of approval, as authorized by the Zoning Hearing Board on July 6, 1988, including :

ADDENDUM A TO RESOLUTION NO. (con't)

Concerning File No. 88-18-ST (R)

- a. Facility will be termed a Golf Training Center;
  - b. Maximum amount of acreage to be used by Training Center will not exceed 30 acres;
  - c. No restaurant and/or bar at Facility;
  - d. Site Plan shall provide for building 5940 square feet in area, one small maintenance building, a putting course, 100 driving tees, 10 driving machines, and simulated practice areas; and
  - e. Any changes and/or additions to these conditions shall require approval of the Zoning Hearing Board.
8. Compliance with the Municipal Engineer's requirements.
  9. Compliance with the Fire Official's requirements.