

**WHEREAS**, Belmont Investment Properties, LLC has applied for preliminary and final approval of phase 1, and preliminary approval of phase 2 of The Oaks at Dutchtown. This subdivision plan consists of a cluster development with 62 single family homes and associated roadways, sidewalks, utilities, and stormwater facilities to the east of Dutchtown Road, and

**WHEREAS**, the Butler Township Planning Commission recommended preliminary and final approval of phase 1, and preliminary approval of phase 2 of The Oaks at Dutchtown at their meeting held on February 6, 2024; and

**WHEREAS**, Belmont Investment Properties, LLC has requested that the Board of Commissioners of Butler Township grant final approval of the proposed plan prior to meeting all of the said conditions.

**NOW THEREFORE**, it is hereby resolved in accordance with the Pennsylvania Municipalities Planning Code 53 P.S. 10509 (b) that Belmont Investment Properties, LLC is granted preliminary and final approval of phase 1, and preliminary approval of phase 2 of The Oaks at Dutchtown, conditioned upon the following:

1. Compliance with Senate Engineering Company's letter dated February 16, 2024,
2. Executing a Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Receipt of NPDES Permit, and
5. Approval from the Butler Area Sewer Authority

**NOW THEREFORE**, be it further resolved that the final plan as submitted with revisions shall not be signed until the above conditions have been met. This resolution shall expire and be deemed revoked on May 20, 2024 unless extended in writing by Butler Township after written request by the applicant.

**RESOLVED**, this 19<sup>th</sup> day of February, 2024.

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

BY: James Lokhaiser, Jr. President

ATTEST:

Theresa Giesler, Township Secretary

I, Theresa Giesler, Secretary of the Butler Township Board of Commissioners, Butler County, PA, do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted at a public meeting of the Butler Township Board of Commissioners held on February 19, 2024.

Theresa Giesler