

TOWNSHIP OF CECIL

WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 5-2023

AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE AND TOWNSHIP ZONING MAP; PROVIDING FOR SEVERABILITY; REPEALING PRIOR ORDINANCES TO THE CONTRARY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Township of Cecil (the "**Township**") has been vested with the power and authority to make and adopt ordinances, bylaws, rules, and regulations not inconsistent with or restrained by the Constitution and laws of this Commonwealth, as is expedient or necessary for the proper management, care, and control of, *inter alia*, the Township's finances, the maintenance of peace, good government, safety, and welfare of the Township, its trade, commerce, and manufacturers; and

WHEREAS, the Township, pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code, Act 247 of 1968 (as amended 53 P.S. §10101 et seq.), has established a Township Zoning Map; and

WHEREAS, the Township desires to amend its Zoning Map; and

WHEREAS, the Planning Commission has reviewed the within proposed amendments to the Township Zoning Code at its meetings on July 20, 2023 and recommended that it be approved; and

WHEREAS, the Board of Supervisors properly advertised and held a public hearing on August 14, 2023 on the proposed amendments; and

WHEREAS, afterwards minor changes were made related to the rezoning of the buffer zone portion of Parcel ID Nos. 140-009-00-00-0023-00 and 140-009-00-00-0023-01 as set forth below. The Planning Commission recommended approval of same on September 21, 2023; and

WHEREAS, the Township has determined the proposed amendments to be in the interest of the health, safety, and general welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Cecil, County of Washington, Commonwealth of Pennsylvania that:

Section 1. Zoning Map Change.

The Zoning Map of the Township is amended as follows, all as more specifically depicted on the amended Zoning Map attached hereto as **Exhibit A**:

1. Washington County Parcel ID No. 140-010-00-00-0004-00 (now or formerly owned by John D. and Diane L. Lewandowski) comprised of +/- 52 acres along Klinger Road is rezoned from R-1, Low Density Residential District, to SD, Special Development District;
2. Washington County Parcel ID No. 140-010-00-00-0007-00 (now or formerly owned by Darlene and Geroge A. Barni) comprised of +/- 65 acres along Klinger Road is rezoned from R-1, Low Density Residential District, to SD, Special Development District;
3. Washington County Parcel ID No. 140-005-00-00-0048-00 (now or formerly owned by D. Fuchs Enterprises, LP) comprised of +/- 190 acres along SR980 is rezoned from R-1, Low Density Residential District, to C-1, General Commercial District.
4. Portions of Washington County Parcel ID No. 140-009-00-00-0023-01 (now or formerly owned by Muse Holding, LLC) as set forth in **Exhibit B** are rezoned from BPD, Business Park Planned Development District, and R-2, Medium Density Residential District, to R-3, Village Residential District.
5. Portions of Washington County Parcel ID No. 140-009-00-00-0023-00 (now or formerly owned by Muse Holding, LLC) as set forth in **Exhibit C** are rezoned from BPD, Business Park Planned Development District, to R-3, Village Residential District.
6. A map of the rezoned portions of Parcel ID Nos. 140-009-00-00-0023-01 and 140-009-00-00-0023-00 is attached as **Exhibit D**.

Section 2. Severability. The provisions of this Ordinance are declared to be severable, and if any provision of this Ordinance shall for any reason be held to be invalid, such invalidity shall not affect the Ordinance as a whole or any other part or part thereof.

Section 3. Repealer. Any and all ordinances and/or resolutions, or parts thereof, conflicted herewith are repealed insofar as the matters herein are affected.

Section 4. Effective Date. This Ordinance shall become effective five (5) days after enactment.

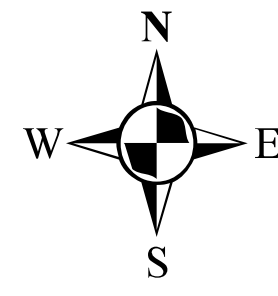
ORDAINED, ADOPTED AND ENACTED, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania by vote at a public meeting the 2nd day of October 2023.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF CECIL

Cindy Fisher
*Chair of the Cecil Township
Board of Supervisors*

EXHIBIT A



Zoning Map of the Township of Cecil

I hereby certify this map to be the Official Zoning District Map of the Township of Cecil, Washington County, Pennsylvania, by Ordinance 5-00 as adopted the 17th day of May, 2000, with revisions approved by Resolution # _____ dated October 2, 2023.

Chairman _____

Date _____

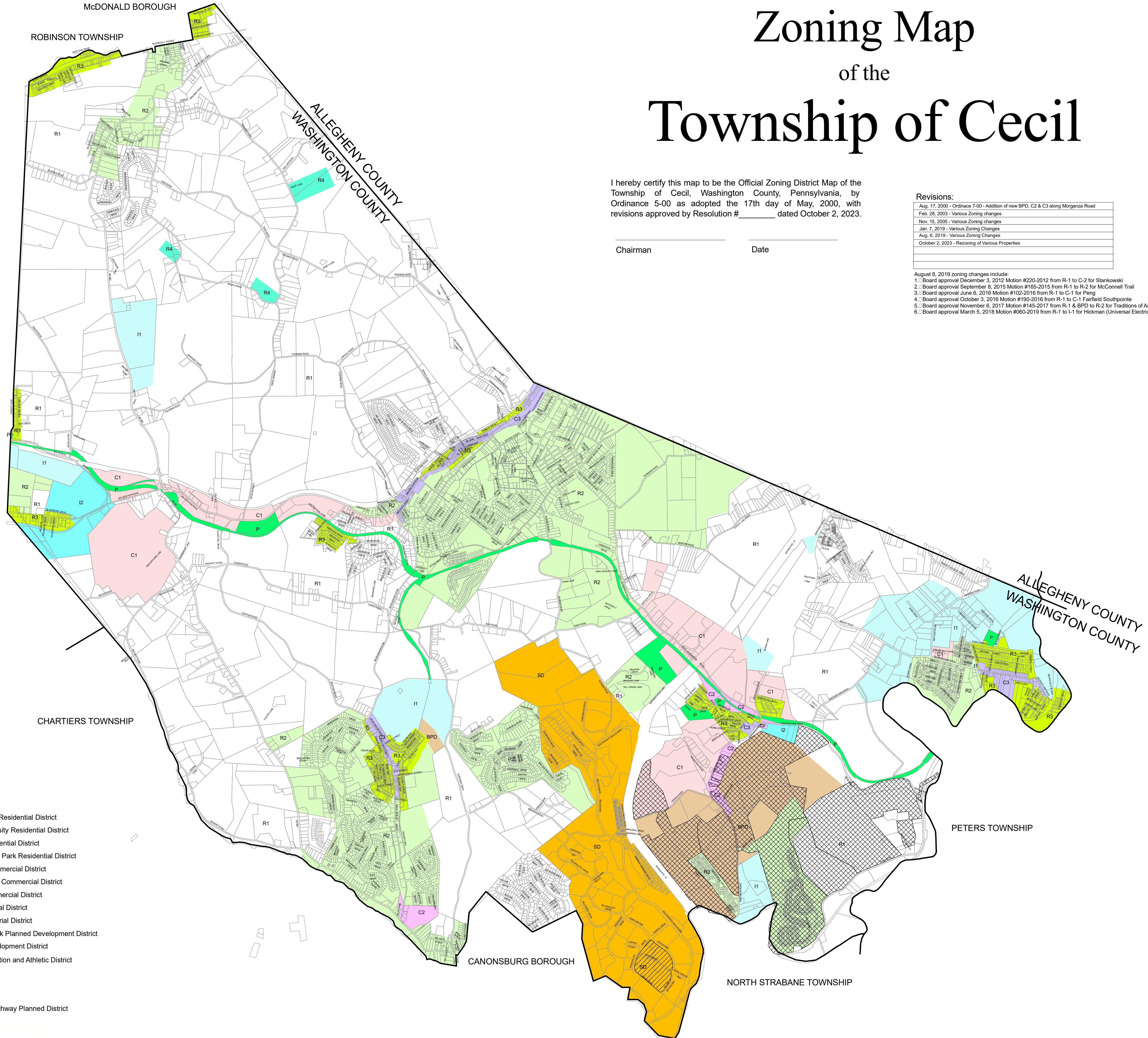
Revisions:

Aug. 17, 2000 - Ordinance 7-00 - Addition of new BPD, C2 & C3 along Morganza Road
Feb. 28, 2003 - Various Zoning changes
Nov. 15, 2005 - Various Zoning changes
Jan. 7, 2019 - Various Zoning Changes
Aug. 6, 2019 - Various Zoning Changes
October 2, 2023 - Rezoning of Various Properties

August 6, 2019 zoning changes include:

- Board approval December 3, 2012 Motion #220-2012 from R-1 to C-2 for Stankowski
- Board approval September 8, 2015 Motion #165-2015 from R-1 to R-2 for McConnell Trail
- Board approval June 9, 2016 Motion #102-2016 from R-1 to C-1 for Peng
- Board approval October 3, 2016 Motion #190-2016 from R-1 to C-1 Fairfield Southpointe
- Board approval November 6, 2017 Motion #145-2017 from R-1 & BPD to R-2 for Traditions of America
- Board approval March 5, 2018 Motion #060-2019 from R-1 to I-1 for Hickman (Universal Electric)

MT. PLEASANT TOWNSHIP



Legend

- R1 Low Density Residential District
- R2 Medium Density Residential District
- R3 Village Residential District
- R4 Mobile Home Park Residential District
- C1 General Commercial District
- C2 Convenience Commercial District
- C3 Village Commercial District
- I1 Light Industrial District
- I2 Heavy Industrial District
- BPD Business Park Planned Development District
- SD Special Development District
- P Park, Recreation and Athletic District

Overlays

- TC Town Center
- IHDP Interstate Highway Planned District



EXHIBIT B

September 25, 2023

C-45136-0049

**CECIL TOWNSHIP REZONING
PORTION OF PARCEL 140-009-00-00-0023-01
LANDS OF MUSE HOLDINGS, LLC**

All that certain portion of vacant land to be rezoned from BPD, Business Park Planned Development District and R-2, Medium Density Residential District, to R-3, Village Residential District, through lands now or formerly of John Alan Kosky (Tax Parcel Number 140-009-00-00-0023-01) as recorded in the Recorder of Deeds Office of Washington County, Pennsylvania, at Instrument Number 202318122, situated in the Cecil Township, County of Washington, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a point on the northeasterly right of way line of Willow Alley (30' ROW), at the line dividing said lands now or formerly of John Alan Kosky and vacant lands now or formerly of Muse Holding, LLC (a.k.a. Tax Parcel Number 140-009-00-00-0023-00); thence from said point of beginning by the line dividing said lands now or formerly of John Alan Kosky and said lands now or formerly of Muse Holding, LLC N 13° 00' 28" W a distance of 55.66 feet to a point; thence by a line through said lands of John Alan Kosky the following eleven (11) courses and distances:

- S 50° 55' 45" E a distance of 277.07 feet;
- S 14° 24' 10" W a distance of 16.50 feet;
- S 50° 55' 45" E a distance of 278.40 feet;
- S 39° 06' 31" W a distance of 57.44 feet;
- S 12° 28' 38" W a distance of 140.59 feet;
- S 35° 12' 00" W a distance of 235.90 feet;
- S 07° 06' 58" W a distance of 120.86 feet;
- S 28° 44' 18" W a distance of 141.73 feet;
- S 37° 40' 31" W a distance of 232.67 feet;
- S 27° 43' 12" W a distance of 304.95 feet;
- S 21° 38' 25" W a distance of 233.24 feet to a point on the line dividing said lands now or formerly of John Alan Kosky and lands now or formerly of Canon-McMillian School District (a.k.a. Tax Parcel Number 140-009-00-00-0028-00);

thence by the line dividing said lands now or formerly of John Alan Kosky and said lands now or formerly of Canon-McMillian School District S 80° 21' 20" W a distance of 105.00 feet to a point; thence by the line dividing said lands now or formerly of John Alan Kosky from said lands now or formerly of Canon-McMillian School District, lands now or formerly Richard E. Kotar and

Patricia L. Kotar (Tax Parcel Number 140-009-03-03-0007-00), lands now or formerly of Ronald J. Bellows (Tax Parcel Number 140-009-03-03-0006-00), lands now or formerly of Patricia A. Dooley and Joyce A. Traub (Tax Parcel Number 140-009-03-03-0005-00), lands now or formerly of Jill A. Shook (Tax Parcel Number 140-009-03-03-0004-00), lands now or formerly of Robert D. Pozonsky, et al. (Tax Parcel Number 140-009-03-03-0003-00), and lands now or formerly of Emerson D. Thompson and Kelly S. Thompson (Tax Parcel Number 140-009-03-03-0002-00) N 08° 52' 02" W a distance of 322.69 feet to a point on the line dividing said lands now or formerly of John Alan Kosky and lands now or formerly of Eron K. Barnes and Bradley W. Barnes (Tax Parcel Number 140-009-00-00-0023-02); thence by the line dividing said lands now or formerly of John Alan Kosky from said lands now or formerly of Eron K. Barnes and Bradley W Barnes and lands now or formerly of Liam P. Barnes and Andrea E. Barnes (Tax Parcel Number 140-009-00-00-0023-04) N 35° 07' 10" E a distance of 532.00 feet to a point; thence by the line dividing said lands now or formerly of John Alan Kosky from said lands now or formerly of Liam P. Barnes and Andrea E. Barnes and lands now or formerly of Shaienne N. Heinen and John D. Rauterkus (Tax Parcel Number 140-009-00-00-0023-03) N 50° 45' 38" W a distance of 150.53 feet to a point on the southeasterly right of way line of Cherry Alley (15' ROW); thence by the southeasterly right of way line of said Cherry Alley N 39° 06' 45" E a distance of 696.15 feet to a point at the intersection of the southeasterly right of way line of said Cherry Alley and the northeasterly right of way line of said Willow Alley; thence by the northeasterly right of way of said Willow Alley the following three (3) courses and distances:

- N 50° 55' 45" W a distance of 118.68 feet to a point;
- N 14° 24' 10" E a distance of 16.50 feet to a point;
- N 50° 55' 45" W a distance of 220.56 feet to the point of beginning.

Containing an area of 384,826 square feet (8.834 acres) of property to be rezoned from BPD, Business Park Planned Development District and R-2, Medium Density Residential District, to R-3, Village Residential District.

EXHIBIT C

September 25, 2023

C-45136-0049

**CECIL TOWNSHIP REZONING
PORTION OF PARCEL 140-009-00-00-0023-00
LANDS OF MUSE HOLDINGS, LLC**

All that certain tract of land to be rezoned from BPD, Business Park Planned Development District, to I-1 Light Industrial District, lands now or formerly of Muse Holding, LLC (Tax Parcel Number 140-009-00-00-0023-00) as recorded in the Recorder of Deeds Office of Washington County, Pennsylvania, at Instrument Number 20226099, situated in the Cecil Township, County of Washington, Commonwealth of Pennsylvania, with the exemption of the following portion to be rezoned from BPD, Business Park Planned Development District, to R-3, Village Residential District, being more fully bounded and described as follows:

Beginning at a point on the northerly right of way line of Acorn Alley (15' ROW), at the southeasterly corner of lands now or formerly of Jeffery D. Patts (a.k.a. Tax Parcel Number 140-009-00-00-0022-00, a.k.a. 11 Walnut Street), as recorded in the Recorder of Deeds Office of Washington County, Pennsylvania, at Instrument Number 201126712, said point also being on the southern boundary line of vacant lands now or formerly of Muse Holding, LLC (a.k.a. Tax Parcel Number 140-009-00-00-0023-00), thence from said point of beginning by the line the dividing lands now or formerly of Jeffrey D. Patts and lands now or formerly of Muse Holding, LLC N 33° 25' 08" W a distance of 286.72 feet to a point; thence by a line through vacant lands of Muse Holding, LLC the following eight (8) courses and distances:

- N 46° 55' 23" E a distance of 50.72 feet;
- S 33° 25' 08" E a distance of 288.55 feet;
- S 48° 37' 50" E a distance of 145.66 feet to a point curvature;
- in a northeasterly direction by a curve bearing to the left having a radius of 135.53 feet through an arc distance of 218.61 feet to a point of tangency;
- N 39° 08' 15" E a distance of 726.74 feet;
- S 50° 52' 35" E a distance of 114.20 feet;
- N 39° 06' 50" E a distance of 14.95 feet;
- S 50° 55' 45" E a distance of 25.51 feet to a point on the line dividing lands now or formerly of Muse Holding, LLC. and lands now or formerly of John Alan Kosky (a.k.a. Tax Parcel Number 140-009-00-00-0023-01);

thence along said dividing line S 13° 00' 28" W a distance of 55.66 feet to a point on the northerly right of way line of Willow Way (30' ROW); thence along the northerly right of way line of said Willow Way S 39° 06' 50" W a distance of 15.00 feet to a point; thence continuing along the

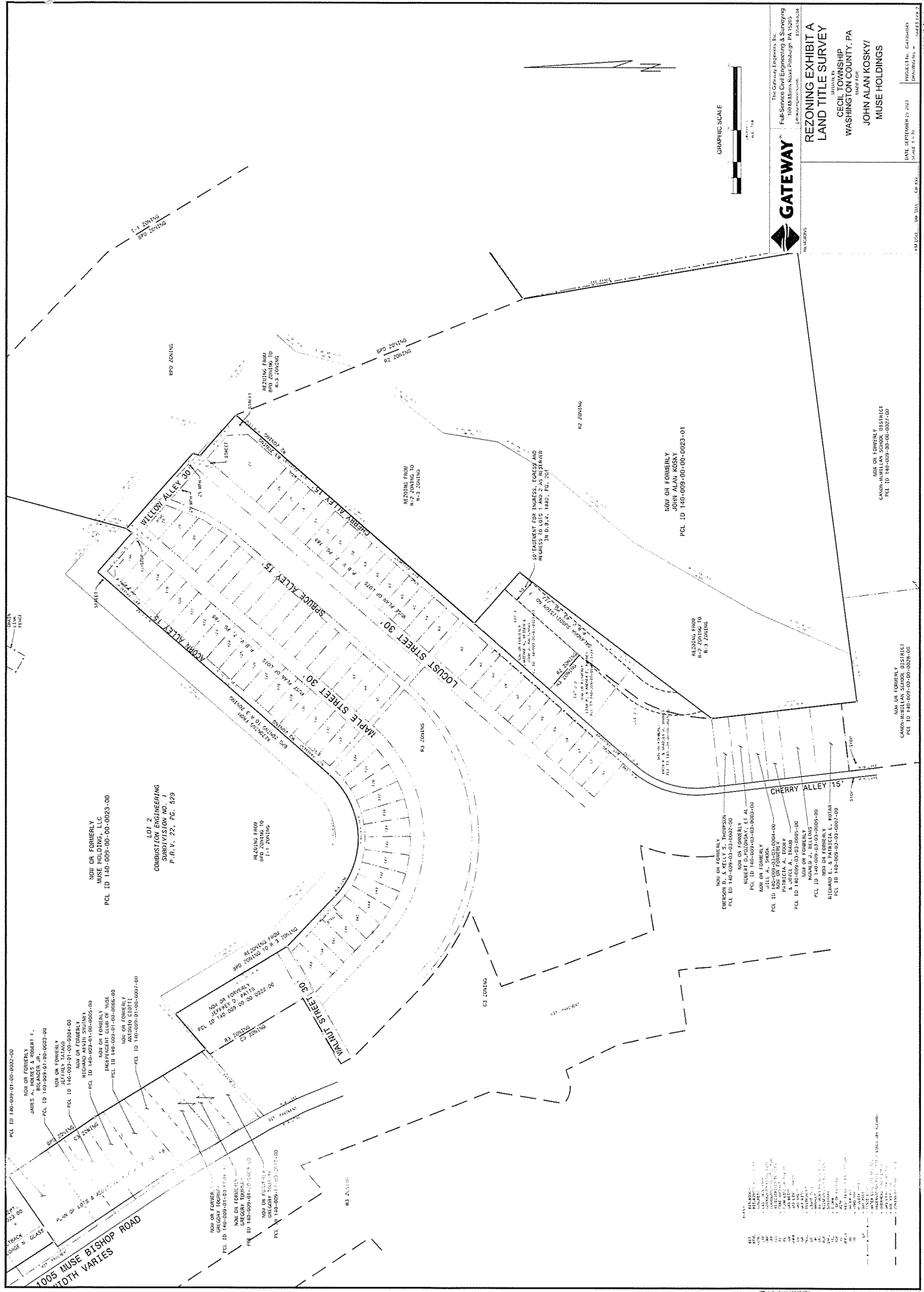
northerly right of way line of Willow Way (now a 15' ROW) N 50° 52' 35" W a distance of 114.22 feet to a point at the intersection of the northerly right of way line of said Willow Way and the northerly right of way line said Acorn Alley; thence along the northerly right of way of said Acorn Alley the following three (3) courses and distances:

- S 39° 08' 15" W a distance of 676.70 feet to a point of curvature;
- northwesterly direction by a curve bearing to the right having a radius of 185.53 feet through an arc distance of 299.18 feet to a point of tangency;
- N 48° 37' 50" W a distance of 152.31 feet to the point of beginning.

Containing an exempted area of 77,126 square feet (1.771 acre) of property to be rezoned from BPD, Business Park Planned Development District to R-3, Village Residential District.

G:\Projects\45000 Cecil\45136 cecil gis\0049 2023 rezoning and ord\2023-9-12 rev zoning map ordinance\legal descriptions\Parcel -0023 legal description of rezoning.docx

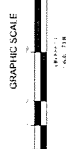
EXHIBIT D



The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 1000 Millers Road, Pittsburgh, PA 15205
 412.261.1100
 www.gatewayengineers.com

**REZONING EXHIBIT A
 LAND TITLE SURVEY**
 SHOWN IN
 CECIL TOWNSHIP
 WASHINGTON COUNTY, PA
**JOHN ALAN KOSKY
 MUSE HOLDINGS**

DATE: SEPTEMBER 22, 2023
 SCALE: 1" = 50'
 PROJECT NO.: 04140009
 DRAWING NO.: SHEET 1 OF 2



NOW OR FORMERLY
 JAMES A. WINKLES & ROBERT F.
 P.C.L. ID 140-009-01-00-0023-00

LOT 2
 CONSTRUCTION ENGINEERING
 SUBDIVISION NO. 1
 P.C.T.V. 221, PG. 379

REZONING FROM
 R-1 ZONING TO
 R-3 ZONING
 1:1 ZONING

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-01

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-02

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-03

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-04

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-05

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-06

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-07

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-08

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-09

REZONING FROM
 R-2 ZONING TO
 R-3 ZONING
 P.C.L. ID 140-009-01-00-0023-10

NO.	DESCRIPTION
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2	140-009-01-00-0023-01
3	140-009-01-00-0023-02
4	140-009-01-00-0023-03
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6	140-009-01-00-0023-05
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