

Proposed Revisions - Existing Ordinance is underlined for reference.

TOWNSHIP OF CECIL
WASHINGTON COUNTY, PENNSYLVANIA
ORDINANCE NO. 5-2024

AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE FOLLOWING SECTIONS OF THE CECIL TOWNSHIP ZONING ORDINANCE, AS AMENDED: SECTION 240-12(A), TO CLARIFY THAT THE BOARD OF SUPERVISORS HAS DISCRETION TO ACT ON PROPOSED ORDINANCE AMENDMENTS; SECTION 240-12(C), TO ADD REVIEW PROCEDURES; AND SECTION 240-12(D), TO IMPROVE NOTICE PROCEDURES.

WHEREAS, the Cecil Township Board of Supervisors (“**Board**”) has the power to protect the health, safety, and welfare of the people and property in Cecil Township (“**Township**”); and

WHEREAS, the Board finds that it is in the best interest of the residents and citizens of the Township to amend Sections 240-12(A), 240-12(C), and 240-12(D) of the Cecil Township Zoning Ordinance, as amended; and

WHEREAS, the Township seeks to amend the Cecil Township Zoning Ordinance as set forth herein; and

WHEREAS, the Amendment was reviewed by the Township Planning Commission at a public meeting held on February 15, 2024 after which the Township Planning Commission recommended adoption to the Board; and

WHEREAS, the Amendment was sent to the Washington County Planning Commission and, on February 14, 2024, the Washington County Planning Commission advised that it had no additional comments regarding the ordinance change; and

WHEREAS, the Board held a duly advertised public hearing on April 3, 2024 to consider the enactment of the Amendment; and

WHEREAS, the Board has given careful consideration to all public comments and has determined that adoption of the Amendment is beneficial to the health and welfare of the citizens of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by the Board of Supervisors of the Township of Cecil, Washington County, Pennsylvania as follows:

SECTION 1. Section 240-12 “Ordinance Amendments and rezoning applications” subsection (A) “Purpose,” is hereby amended as follows:

A. Purpose.

- (1) The Board of Supervisors may, from time to time, amend, supplement, change, or repeal this Chapter, including the Official Zoning Map. Any amendment, supplement, change, or repeal may be initiated by the Township Planning Commission, the Board of Supervisors, or by a petition to the Board of Supervisors by an interested party. The Board of Supervisors has the exclusive authority to enact, amend, or repeal zoning ordinances and is under no obligation to consider any proposed zoning amendment other than curative amendments submitted under this Chapter.
- (2) The purpose of this section is to provide standards and procedures for making amendments to the text of this chapter and/or the Zoning Map. This amendment process is not intended to relieve particular hardships or to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

SECTION 2. Section 240-12 “Ordinance Amendments and rezoning applications” subsection (C) “Public hearing on ordinance amendments and rezoning applications,” is hereby amended as follows:

C. Public hearings on ordinance amendments and rezoning applications.

- (1) If the Board of Supervisors makes the determination to consider amending, supplementing, changing, or repealing this Chapter, the Board of Supervisors shall hold a public hearing thereon, pursuant to public notice, before voting on the enactment of any such amendment, supplement, change, or repeal. ~~Before voting on the enactment of an amendment or decision to rezone, the Board of Supervisors shall hold a public hearing thereon, pursuant to public notice.~~ In the case of an amendment other than that prepared by the Planning Commission, the Board shall submit such proposed amendment to the Planning Commission for recommendations at least 30 days prior to the public hearing (45 days for map changes).
- (2) If after any public hearing upon an amendment the proposed amendment is changed substantially, or is revised to include land not previously affected by it, the Board of Supervisors shall hold another public hearing, pursuant to public notice before voting on the amendment.
- (3) At least 30 days prior to the public hearing on the amendment (45 days for map changes), the amendment shall be submitted to the Washington County Planning Commission for recommendations.
- (4) Within 30 days after enactment, a copy of the amendment to the zoning ordinance shall be forwarded to the Washington County Planning Commission.

SECTION 3. Section 240-12 “Ordinance Amendments and rezoning applications” subsection (D) “Required Public Notice,” is hereby amended as follows:

D. Required public notice.

- (1) Proposed amendments to this Chapter text or the Zoning Map shall not be enacted unless the Township has caused notice of the proposed enactment to be published. Such notice shall include the time and place of the ~~meeting~~ hearing at which passage will be considered and a reference to a place within the municipality where copies of the proposed amendment may be examined. The Board of Supervisors shall publish the proposed amendment once each week for two successive weeks in ~~one~~ a newspaper of general circulation in the municipality not more than ~~60~~ 30 days or less than seven days prior to passage. Publication of the proposed amendment shall include either the full text thereof or the title and a brief summary, prepared by the Municipal Solicitor and setting forth all provisions in reasonable detail.
- (2) In the event substantial changes are made in the proposed amendment, the Board of Supervisors, before voting upon the enactment, shall at least 10 days prior to enactment readvertise in one newspaper of general circulation in the municipality a brief summary setting forth all the provisions in reasonable detail together with a summary of the changes.
- (3) If the proposed amendment involves a Zoning Map change, notice of said public hearing shall be conspicuously posted by the municipality at points along the tract deemed sufficient by the municipality to notify potentially interested citizens. The affected tract or area shall be posted at least one week prior to the date of the hearing.
- (4) In addition, where the proposed amendment involves a Zoning Map change, notice of the public hearing shall be mailed by the Township at least 30 days prior to the date of the hearing by first class mail to the addressees to which real estate tax bills are sent for all real property located within the area being rezoned, as evidenced by tax records within the possession of the Township. The notice shall include the location, date and time of the public hearing. A good faith effort and substantial compliance shall satisfy the requirements of this subsection. This clause shall not apply when the rezoning constitutes a comprehensive rezoning.

SECTION 4. Full Force and Effect.

Except as specifically amended by this Ordinance, the Cecil Township Zoning Ordinance, as amended, shall remain in full force and effect and shall not be deemed in conflict with any provisions of this Ordinance.

SECTION 5. Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence, clause, phrase or portion of any ordinance conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 6. Severability.

If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a

separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

SECTION 7. Effective Date.


This Ordinance shall take effect five (5) days after the date of adoption by the Board of Supervisors of Cecil Township, set forth below.

ORDAINED, ADOPTED AND ENACTED, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania the 5th day of August, 2024.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF CECIL





Thomas Casciola
Chair, Cecil Township Board of Supervisors