

ORDINANCE NO. 804-2019

AN ORDINANCE OF THE TOWNSHIP OF EAST PENNSBORO, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP, CHAPTER 27 (ZONING), AS FOLLOWS: SECTION 27-302 AND ATTACHMENT 5 (ZONING MAP) BY REZONING A TRACT OF 3.56 ACRES (MORE OR LESS) LOCATED ALONG EAST PENN DRIVE AND BEING TAX PARCEL 09-14-0835-004 FROM SINGLE FAMILY RESIDENTIAL (R-1) TO COMMERCIAL LIMITED (C-L); SECTION 27-202 TO ADD NEW DEFINITIONS; AND 27-1502 TO ADD A NEW PERMITTED USE.

WHEREAS, the East Pennsboro Township Comprehensive Plan ("Comprehensive Plan"), at Chapter 4, identifies as a Township goal the ability to "develop and support public and private mechanisms to provide health and educational services that adequately meet the needs of community members"; and

WHEREAS, the Comprehensive Plan goes on to call for actions that would "support the provision of modern healthcare through land use planning and zoning; and

WHEREAS, health services are a permitted use in the Commercial Limited (C-L) Zoning District; and

WHEREAS, rezoning the subject parcel from Single Family Residential (R-1) to Commercial Limited (C-L) would be a step to support the provisions of health services in the Township; and

WHEREAS, as a further step toward the support of the provision of modern healthcare services in the Township is adding definitions for "Ambulance Service" and "Ambulance Service Facility" and adding "Ambulance Service Facility" as a permitted use in the Commercial Limited (C-L) Zoning District.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Commissioners of the Township of East Pennsboro, Cumberland County, Pennsylvania, and it is hereby enacted and ordained by authority of the same, as follows:

SECTION 1: The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Section 27-302 and Attachment 5 (Zoning Map) are amended to rezone that certain tract of land along East Penn Drive and being Tax Parcel 09-14-0835-004 from Single Family Residential (R-1) to Commercial Limited (C-L), said tract being more fully described as follows:

ALL THAT CERTAIN lot of land situate and being in East Pennsboro Township, County of Cumberland, Commonwealth of Pennsylvania, referred to as Lot #1 on subdivision plan recorded January 6, 2010 as Instrument No. 201000353, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin being the Northwest corner of Lot 1 and on line of lands now or formerly of Intrieri and Keating; thence along the lands of Joseph W. Intrieri, Gilbert S. and Marie L. Intrieri, Daniel M. and Eleanor I. Keating and Carol A. Intrieri N 84 29 00 E, a distance of 702.04 feet to an iron pin; thence along Lot 3 S 12 03 37 W, a distance of 245.49 feet to a point; thence along lands now or formerly of 1550 Associates, Inc., LLC

S 83 36 29 W, a distance of 572.03 feet to an iron pin; thence along the Eastern right-of-way line of East Penn Drive following a curve to the right having a radius of 720.00 feet and arc length of 218.37 feet with a chord bearing of N 22 34 21 W and a chord length of 217.54 feet to a point; thence along lands now or formerly of Intrieri and Keating N 07 13 30 E, a distance of 35.67 feet to an iron pin, the place of **BEGINNING**.

CONTAINING 154,947.27 Square Feet / 3.56 Acres, more or less.

SECTION 2: The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Section 27-202 (Definitions) shall be and is hereby amended to include the following new definitions in alphabetical order:

AMBULANCE SERVICE - The provision of transport via ambulance, the provision of out-of-hospital emergency medical care to a patient from or in an ambulance, the trip to the site of a patient for the purpose of providing medical transport or out-of-hospital emergency medical care, the trip to or from any point in response to a medical emergency dispatch from a 911 call center or upon other request. The term "ambulance service" shall encompass emergency ambulance service and routine medical transport.

AMBULANCE SERVICE FACILITY - A public or privately-owned facility for the dispatch, storage, and maintenance of ambulance service vehicles and related equipment. Includes offices, training facilities and bunking facilities for ambulance service personnel.

SECTION 3: The Code of Ordinances of the Township of East Pennsboro, Chapter 27 (Zoning), Part 15 (Commercial Limited District) shall be and is hereby amended to include the following use as Subsection FF:

FF: Ambulance Service Facility.

SECTION 4: All other ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5: The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provision shall not affect or impair any other remaining sections, clauses or sentences of the same.

SECTION 6: This Ordinance shall take effect and be in force immediately upon enactment.

ENACTED AND ORDAINED, into an Ordinance this 6TH day of MARCH, 2019, by the Board of Commissioners of the Township of East Pennsboro.

ENACTED AND ORDAINED this 6TH day of MARCH.

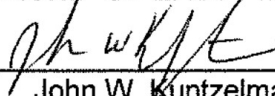
ATTEST:



A. John Pietropaoli, Secretary

BOARD OF COMMISSIONERS
TOWNSHIP OF EAST PENNSBORO

By:



John W. Kuntzelman, President
Board of Commissioners