

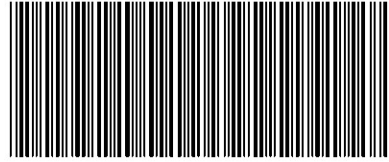
Lancaster County

Ann M. Hess
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 6782540

RECORDED DATE: 05/06/2024 02:31:30 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: ORDINANCE**Transaction Reference:** eSecureFile : 17528149**Document Reference:****Transaction #:** 4469946 - 1 Doc(s)**Document Page Count:** 4**Operator Id:** kiwright**RETURN TO:** (Simplifile)

Nikolaus and Hohenadel, LLP - LANCASTER
 TOWNSHIP
 327 Locust Street
 Columbia, PA 17512
 (717) 684-4422

SUBMITTED BY:

Nikolaus and Hohenadel, LLP - LANCASTER
 TOWNSHIP
 327 Locust Street
 Columbia, PA 17512

*** PROPERTY DATA:**

Parcel ID #:

Municipality:

School District:

*** ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
RECORDING FEE: ORDINANCE RECORDED	\$13.00
Total:	\$18.50

INSTRUMENT # : 6782540

RECORDED DATE: 05/06/2024 02:31:30 PM

I hereby CERTIFY that this document is
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 Lancaster County, Pennsylvania.



Ann M. Hess
 Recorder of Deeds

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NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

PROPOSED ORDINANCE
LANCASTER TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024__01

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF LANCASTER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA AMENDING THE LANCASTER TOWNSHIP ZONING ORDINANCE, AS AMENDED, INCLUDING THE OFFICIAL ZONING MAP FOR LANCASTER TOWNSHIP TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.05 ACRE TRACT OF LAND LOCATED AT 1300 MILLERSVILLE PIKE (Tax Parcel No. 340-77060-0-0000) FROM THE RESIDENTIAL (R-2) ZONING DISTRICT TO THE LOCAL COMMERCIAL (LC) ZONING DISTRICT.

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Lancaster Township Zoning Ordinance, as amended, including the Official Zoning Map, shall be amended to rezone an approximate 1.05 acre tract of land located along Millersville Pike and Charles Road, known as 1300 Millersville Pike, designated as Tax Parcel No. 340-77060-0-0000, Lancaster Township, Lancaster County, Pennsylvania, from the Residential (R-2) Zoning District to the Local Commercial (LC) Zoning District, said tract being described on Exhibit 1 and depicted on Exhibit 2.

Section 2. The Secretary of Lancaster Township is directed to change, and duly certify, the Official Zoning Map of Lancaster Township so as to affect the reclassification of the tract of land described in Section 1 from the Residential (R-2) Zoning District to Local Commercial (LC) Zoning District.

Section 3. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

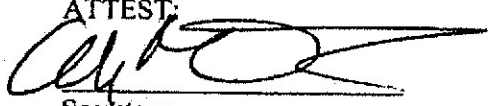
Section 4. All other sections, parts and provisions of the Zoning Ordinance of Lancaster Township, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.

Section 5. This Ordinance shall become effective from and after its date of approval as provided by law.

DULY ORDAINED AND ENACTED this 8th day of APRIL, 2024 by the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS OF LANCASTER TOWNSHIP

By: , Chairman
Ben Bamford

ATTEST:

Secretary
WILLIAM LAUDIEN

(SEAL)



Exhibit 1 to Proposed Ordinance Amending Zoning Map

(Legal Description)

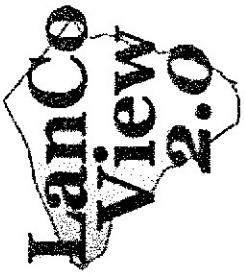
ALL THAT CERTAIN tract of land situate in Lancaster Township, Lancaster County, Commonwealth of Pennsylvania, being Lot No. 1 in a sub-division plan of Charles A. Achey, prepared by J. Haines Shertzer Assoc., Inc., and recorded in Sub-division Plan Book J-121, Page 79, and being known as No. 1304 Millersville Pike, bounded and described as follows to wit:

BEGINNING at a point the intersection of the southeast line of Millersville Pike and the southwest line of Charles Road; thence extending along the southwest line of Charles Road, South forty-two (42) degrees, forty (40) minutes East, a distance of two hundred twelve and twenty-eight hundredths (212.28) feet to a point a corner of Lot No. 2, known as House No. 20 Charles Road; thence extending along Lot No. 2, South forty-seven (47) degrees, twenty (20) minutes West, a distance of two hundred eight and sixty hundredths (208.60) feet to a point in line of property now or late of J. W. Kreider; thence extending along property, now or late of J. W. Kreider and properties now or late of John Valentino and Clara Mohr, North forty-two (42) degrees, thirty (30) minutes West, a distance of two hundred thirty-six and two hundredths (236.02) feet to an iron pin on the southeast line, of Millersville Pike; thence extending along the southeast line of Millersville Pike, North fifty-three (53) degrees, fifteen (15) minutes East, a distance of one hundred thirty-two (132) feet to a point; thence by the same, North fifty-four (54) degrees, fifty-two (52) minutes, East, a distance of seventy-seven and twenty-eight hundredths (77.28) feet to a point, the place of **BEGINNING**.

BEING THE SAME PREMISES which Robert G. Shultz and Margarita M. Shultz by Deed dated May 31, 2001 and recorded June 12, 2001 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Record Book 7162, Page 231, granted and conveyed unto Margarita M. Shultz.

Tax Map No. 340-77060-0-0000

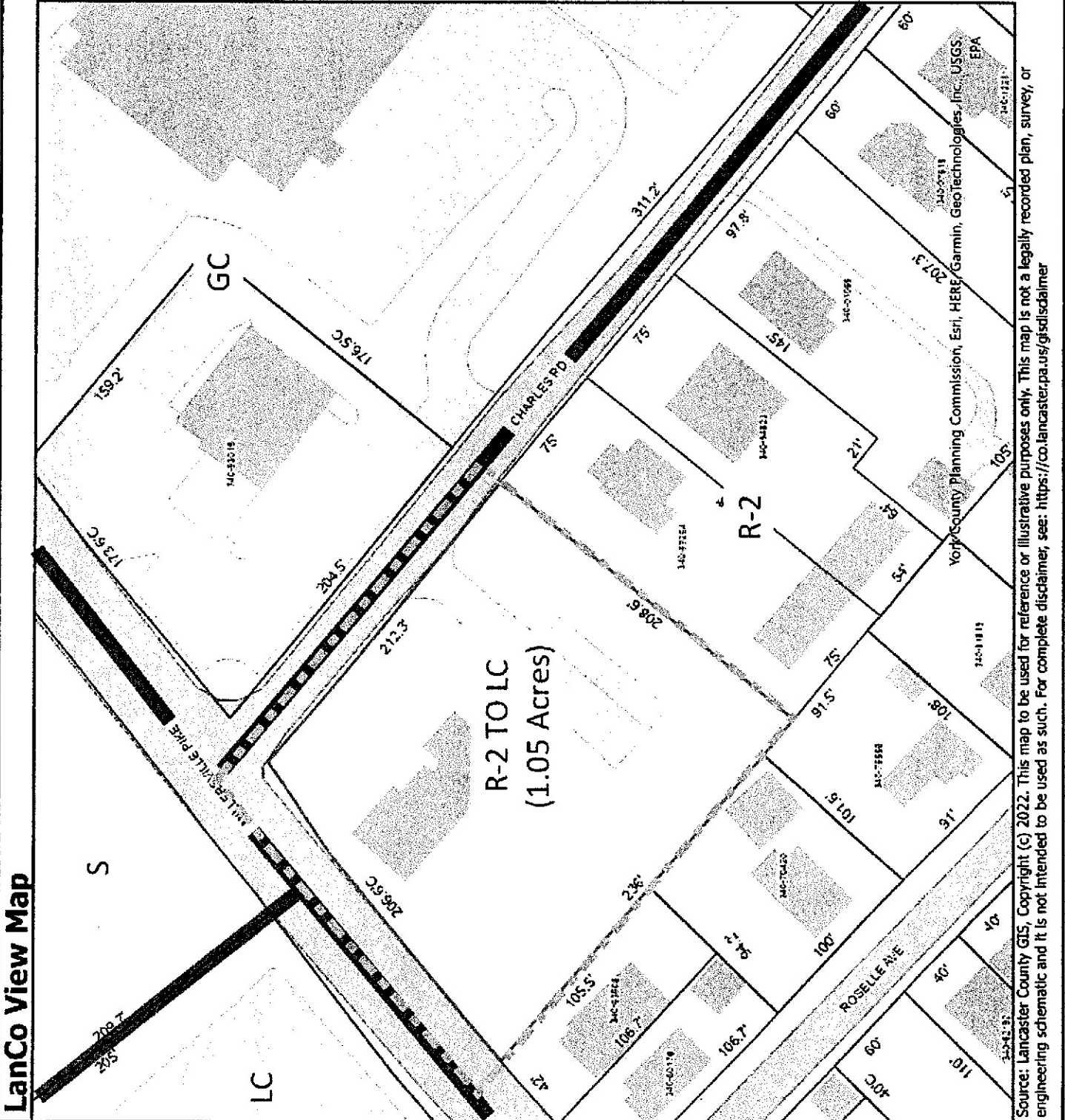
EXHIBIT 2



	Property
	Municipalities
	Buildings
	US Route
	Federal Route
	Road Edge Outline
	Road Edge Fill
	Parking Lots
	Drives
	Railroads
	Streams
	Water Bodies
	Parks
	Boroughs and City
	Townships
	Index
	Intermediate
	1ft Index Contours
	2ft Contours
	Agricultural
	Forested



1 inch equals 94 feet
Scale: 1:1,128



LanCo View Map

Source: Lancaster County GIS, Copyright (c) 2022. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer, see: <https://co.lancaster.pa.us/gis/disclaimer>