**ORDINANCE NO. 2018-2**

**TOWNSHIP OF RACCOON**
**BEAVER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF RACCOON, BEAVER COUNTY, PENNSYLVANIA, A SECOND CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE RACCOON TOWNSHIP ZONING MAP, ORDINANCE NO. 99-01, TO REZONE A PORTION OF THE PROPERTY IDENTIFIED AS TAX PARCEL NO. 75-182-0150.000, LOCATED AT 00000 EWING HILL RD & SR 16 FROM A-1 (GENERAL AGRICULTURAL) TO C-1 (LIGHT COMMERCIAL)**

**WHEREAS**, Raccoon Township received a rezoning request from PTV 1020, LLC, a Pennsylvania Limited Liability Company, to rezone a small portion of land identified as a portion of Tax Parcel No. 75-182-0150.000, currently situate within the zoning district of A-1 (General Agricultural) to a zoning district of C-1 (Light Commercial); and

**WHEREAS**, the Raccoon Township Planning Commission and Board of Supervisors have reviewed the proposed Zoning Map amendment request in accordance with the Raccoon Township Zoning Ordinance No. 99-01; and

**WHEREAS**, the Raccoon Township Planning Commission reviewed the Zoning Map amendment request on September 18, 2018 and made a recommendation to the Board of Supervisors for approval of the amendment request by correspondence of the same date; and

**WHEREAS**, the Beaver County Planning Commission reviewed the Zoning Map amendment request on September 21, 2018 and indicated no objection to the proposed zoning map amendment by correspondence of September 22, 2018; and

**WHEREAS**, the Board of Supervisors held a Public Hearing on September 25, 2018 as provided by the Raccoon Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code at which time testimony and evidence was received concerning the Zoning Map amendment request and no objections were voiced; and

**WHEREAS**, the Board of Supervisors advertised the Public Hearing and the notice of intent to adopt the Zoning Map Amendment as provided by the Raccoon Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, subsequent to the aforesaid hearing, 2018 PTV 1020, LLC, requested a change to its original application in that the small portion of Tax Parcel No. 75-182-0150.000, which is the subject of the application was amended to include an additional portion (approximately 80 ft.) and remove a portion (approximately 24 sq. ft.) of the aforesaid tax parcel; and

**WHEREAS**, the Board of Supervisors of Raccoon Township determined that the amendments to the application were de minimus and immaterial as not to require an additional hearing; and

**WHEREAS**, in the judgment of the Board of Supervisors of Raccoon Township, the requested amendment to the Zoning Map of the Township of Raccoon, Beaver County, Pennsylvania is in the

Township's best interests, the change requested will not result in a detrimental effect on abutting properties and the change requested will be consistent with the overall Comprehensive Plan adopted by the Township.

**NOW, THEREFORE**, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Supervisors of the Township:

**SECTION 1.** Raccoon Township Zoning Ordinance No. 99-01, the Official Zoning Map, incorporated therein under Article 4, section 4.01, is hereby amended to rezone a portion of the property described and identified as Tax Parcel No. 75-182-0150.000 located at 00000 EWING HILL RD & SR 16 from A-1 (General Agricultural) to C-1 (Light Commercial). The amended Zoning map of this area is marked Exhibit "A" and attached hereto and incorporated herein.

**SECTION 2. Severability**

If any chapter, section, subsection, paragraph, sentence or phrase of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not effect the validity of the ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

**SECTION 3. Repealer**

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

Ordained and enacted this 11th day of December, 2018, by the Board of Supervisors of the Township of Raccoon.

ATTEST:

Board of Supervisors
Raccoon Township

Daisy Stone, Township Secretary

Edward Malloy, Chairman