

ORDINANCE # 2024-2

**VOTING RESULTS
BOROUGH OF TOWANDA COUNCIL
ORDINANCE**

Date: April 1, 2024

Subject: Ordinance Amending Chapter 325 Zoning Ordinance, Providing for the Regulation of Oil and Gas Operations, of the Code of the Borough of Towanda.

Motion made by: Mr. Kovalcin

Motion 2nd by: Mrs. Hatch

NAME	AYE / YEA	NAY / NO	ABSTAIN	ABSENT
MR. EBERLIN	X			
MRS. MILLER	X			
MR. ROOF	X			
MR. SARING	X			
MR. KOVALCIN	X			
MR. SCHULZE	X			
MR. CHRISTINI	X			
MRS. HATCH	X			
MR. PARKS	X			

ORDINANCE # 2024-2

Status: Carried

Diane M. Kulick

Attested by: Diane M. Kulick
Borough Secretary/Treasurer

Seal:



BOROUGH OF TOWANDA
ORDINANCE NO. 2024-2

AN ORDINANCE AMENDING CHAPTER 325 - ZONING, ARTICLE III - DISTRICT REGULATIONS, OF THE CODE OF THE BOROUGH OF TOWANDA TO ELIMINATE OIL AND GAS WELL AND PIPELINE LOCATION ASSESSMENT OPERATIONS, OIL AND GAS WELLS AND WELL SITES, AND IMPOUNDMENT AREAS FOR OIL AND GAS OPERATIONS AS PERMITTED USES AND NATURAL GAS COMPRESSOR STATIONS AS CONDITIONAL USES IN THE R-1 ONE FAMILY RESIDENTIAL, R-2 TWO-FAMILY RESIDENTIAL, R-3 MULTIFAMILY RESIDENTIAL, R-4 SPECIAL ONE FAMILY RESIDENTIAL, C-2 CENTRAL BUSINESS, C-3 HIGHWAY COMMERCIAL, F-P FLOODPLAIN, AND M-1 LIGHT MANUFACTURING ZONING DISTRICTS; ADDING OIL AND GAS WELL AND PIPELINE ASSESSMENT OPERATIONS, OIL AND GAS WELLS AND WELL SITES, IMPOUNDMENT AREAS FOR OIL AND GAS OPERATIONS AND NATURAL GAS COMPRESSOR STATIONS AS CONDITIONAL USES IN THE M-1 LIGHT MANUFACTURING ZONING DISTRICT; REPEALING ALL CONFLICTING PROVISIONS OF THE CODE OF TOWANDA BOROUGH; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

The Council of Towanda Borough, Bradford County, Pennsylvania hereby enacts and ordains as follows:

Section I. Chapter 325, Article III, Section 325-13.A., subsections (8), (9) and (10) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil and gas wells and well sites, and impoundment areas for oil and gas operations , respectively, as principal permitted uses, and Section 325-13.D. designating natural gas compressor stations as a conditional use in the R-1 One Family Residential zoning district are hereby repealed and deleted.

Section II. Chapter 325, Article III, Section 325-14.A., subsections (3), (4) and (5) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil and gas wells or well sites, and impoundment areas for oil and gas operations , respectively, as principal permitted uses, and Section 325-14.D. designating natural gas compressor stations as a conditional use in the R-2 Two Family Residential zoning district are hereby repealed and deleted.

Section III. Chapter 325, Article III, Section 325-15.A., subsections (4), (5) and (6) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil and gas wells or well sites, and impoundment areas for oil and gas operations , respectively, as principal permitted uses, and Section 325-15.D. designating natural gas compressor stations as a conditional use in the R-3 Multifamily Residential zoning district are hereby repealed and deleted.

Section IV. Chapter 325, Article III, Section 325-16.A., subsections (5), (6) and (7) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil and gas wells or well sites, and impoundment areas for oil and gas operations, respectively, as principal permitted uses, and Section 325-16.F. designating natural gas compressor stations as a conditional use in the R-4 Special One Family Residential zoning district are hereby repealed and deleted.

Section V. Chapter 325, Article III, Section 325-17.A., subsections (27), (28) and (29) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil, and gas wells or well sites, and impoundment areas for oil and gas operations, respectively, as principal permitted uses in the C-2 Central Business zoning district are hereby repealed and deleted.

Section VI. Chapter 325, Article III, Section 325-18.A., subsections (14), (15) and (16) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil and gas wells or well sites, and impoundment areas for oil and gas operations, respectively, as principal permitted uses, and Section 325-18.D. designating natural gas compressor stations as a conditional use in the C-3 Highway Commercial zoning district are hereby repealed and deleted.

Section VII. Chapter 325, Article III, Section 325-20.A., subsections (8), (9), (10) and (11) of the Code of the Borough of Towanda designating well and pipeline location assessment operations, oil and gas wells or well sites, impoundment areas for oil and gas operations, and natural gas compressor stations, respectively, as principal permitted uses, and Section 325-20.D. designating natural gas processing plant as a conditional use in the F-P Floodplain zoning district are hereby repealed and deleted.

Section VIII. Chapter 325, Article III, Section 325-19.A., subsections (10), (11), (12), (13) and (14) of the Code of the Borough of Towanda designating well and pipeline assessment operations, oil and gas wells or well sites, impoundment areas used for oil and gas operations, natural gas compressor stations, and natural gas processing plant, respectively, as principal permitted uses in the M-1 Light Manufacturing zoning district are hereby repealed and deleted.

Chapter 325, Article III, Section 325-19. is hereby amended to add the following subsection D. reading as follows:

D. Conditional uses.

- (1) Well and pipeline assessment operations.
- (2) Oil and gas wells or well sites.
- (3) Impoundment areas for oil and gas operations
- (3) Natural gas compressor stations.
- (4) Natural gas processing plant.

Section IX. Any provisions of the Code of the Borough of Towanda that conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section X. This Ordinance shall be effective immediately and shall remain in force until modified, amended or repealed.

ENACTED AND ADOPTED by Council of Towanda Borough this 1st day of April, 2024.

ATTEST:

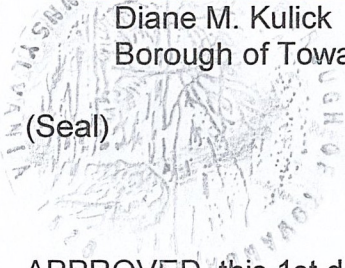
COUNCIL OF THE BOROUGH OF TOWANDA

By:

Diane M. Kulick

Diane M. Kulick
Borough of Towanda Secretary

(Seal)



Ryan P. Eberlin

Ryan Eberlin
Borough Council President

APPROVED, this 1st day of April, 2024, by the Mayor of Towanda Borough.

Garrett Miller

Garret Miller
Borough of Towanda Mayor