

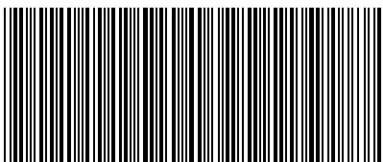
Lancaster County

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



INSTRUMENT # : 6776041

RECORDED DATE: 03/15/2024 02:52:45 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 8

Document Type: ORDINANCE**Transaction Reference:** eSecureFile : 17318485**Document Reference:****Transaction #:** 4464095 - 1 Doc(s)**Document Page Count:** 7**Operator Id:** kiwright**RETURN TO:** (Simplifile)

Morgan HALLGREN CROSSWELL KANE PC - WEST
 EARL TOWNSHIP
 700 N Duke St
 Lancaster, PA 17602-2086
 (717) 299-5251

SUBMITTED BY:

Morgan HALLGREN CROSSWELL KANE PC - WEST
 EARL TOWNSHIP
 700 N Duke St
 Lancaster, PA 17602-2086

*** PROPERTY DATA:**

Parcel ID #:

Municipality:

School District:

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

RIF #6543	\$3.00
WRIT TAX	\$0.50
EXTRA PAGE FEE	\$6.00
CRC #6544	\$2.00
RECORDING FEE: MISC - NON	
MORTGAGE	\$13.00
Total:	\$24.50

INSTRUMENT # : 6776041

RECORDED DATE: 03/15/2024 02:52:45 PM

I hereby CERTIFY that this document is
 recorded in the Recorder of Deeds Office in
 Lancaster County, Pennsylvania.



Ann M. Hess
 Recorder of Deeds

PLEASE DO NOT DETACH**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

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.

TOWNSHIP OF WEST EARL
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 270

AN ORDINANCE OF THE TOWNSHIP OF WEST EARL, COUNTY OF LANCASTER, PENNSYLVANIA, AMENDING THE WEST EARL TOWNSHIP ZONING ORDINANCE OF 1970 AND THE OFFICIAL ZONING MAP TO CHANGE THE CLASSIFICATION OF A PORTION OF LANCASTER COUNTY TAX PARCEL ID NO. 210-40463-0-0000 FROM THE R-1 LOW-DENSITY RESIDENTIAL DISTRICT TO THE C-2 GENERAL COMMERCIAL DISTRICT; TO AMEND THE DEFINITION OF "SHOPPING CENTER" TO EXCLUDE DEVELOPMENTS CONTAINING TWO SEMIDETACHED BUILDINGS WITH A TOTAL GROSS FLOOR AREA OF 10,000 SQUARE FEET OR LESS; TO CLARIFY THE MINIMUM LOT AREA FOR TWO PRINCIPAL USES WITHIN TWO SEMIDETACHED BUILDINGS IN THE C-2 GENERAL COMMERCIAL DISTRICT; AND TO REDUCE THE OFF-STREET PARKING REQUIREMENTS FOR RETAIL STORES TO 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

WHEREAS, West Earl Township has conducted a public hearing to consider an amendment to the West Earl Township Code of Ordinances, Chapter 184, Zoning (the "Zoning Ordinance") and the Official Zoning Map (the "Zoning Map"); and

WHEREAS, prior to the public hearing, the proposed amendment was provided to the West Earl Township Planning Commission and to the Lancaster County Planning Commission for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the Board of Supervisors of West Earl Township have deemed it beneficial to the residents of West Earl Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of West Earl Township to amend the Zoning Ordinance and the Zoning Map as hereinafter set forth.

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

Section 1. The West Earl Township Code of Ordinances, Chapter 184, Zoning, Official Zoning Map, shall be amended to rezone the portion of Lancaster County Tax Parcel ID No. 210-40463-0-0000 depicted on Exhibit A from the R-1 Low-Density Residential District to the C-2 General Commercial District, such that the entirety of Lancaster County Tax Parcel ID

No. 210-40463-0-0000 depicted on Exhibit A from the R-1 Low-Density Residential District to the C-2 General Commercial District, such that the entirety of Lancaster County Tax Parcel ID No. 210-40463-0-0000, as depicted on Exhibit B and described in Exhibit C, is in the C-2 General Commercial District.

Section 2. The West Earl Township Code of Ordinances, Chapter 184, Zoning, Article II, Definitions and Word Usage, Section 184-7 shall be amended to amend the definition of “Shopping Center” to read as follows:

SHOPPING CENTER

A planned, integrated development consisting of two or more establishments for retail sales, personal services, eating and drinking, business, professional or banking offices and/or similar uses together with shared off-street parking, access, stormwater management facilities and similar improvements. A “shopping center” shall not include two uses contained within two semidetached buildings on the same lot, provided such buildings have a total combined gross floor area of 10,000 square feet or less.

Section 3. The West Earl Township Code of Ordinances, Chapter 184, Zoning, Article IV, District Regulations, Section 184-15.D(1) shall be amended to read as follows:

- (1) Area. The minimum lot area shall be 35,000 square feet for each principal use, provided, however, that the minimum lot area for two principal uses located within two semidetached buildings on the same lot shall be 35,000 square feet.

Section 4. The West Earl Township Code of Ordinances, Chapter 184, Zoning, Article V, Supplementary Regulations, Section 184-36.A(1)(a)[5] shall be amended to read as follows:

- [5] Retail stores: one parking space for each 200 square feet of gross floor area plus one space for each employee on the two largest shifts. (For shopping centers see § 184-32F.)

Section 5. All other sections, parts and provisions of West Earl Township Code of Ordinances, Chapter 184, Zoning, including the Official Zoning Map, shall remain in full force and effect as previously enacted and amended.

Section 6. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 7. This amendment shall take effect and be enforced from and after five (5) days of its date of approval.

DULY ORDAINED AND ENACTED this 11th day of March, 2024,
by the Board of Supervisors of West Earl Township, Lancaster County, Pennsylvania, in lawful
session duly assembled.

WEST EARL TOWNSHIP
Lancaster County, Pennsylvania

Attest: *J. R. Ruple*
(Assistant) Secretary

By: *J. B. Ford*
(Vice) Chairman



EXHIBIT A TO PROPOSED ORDINANCE

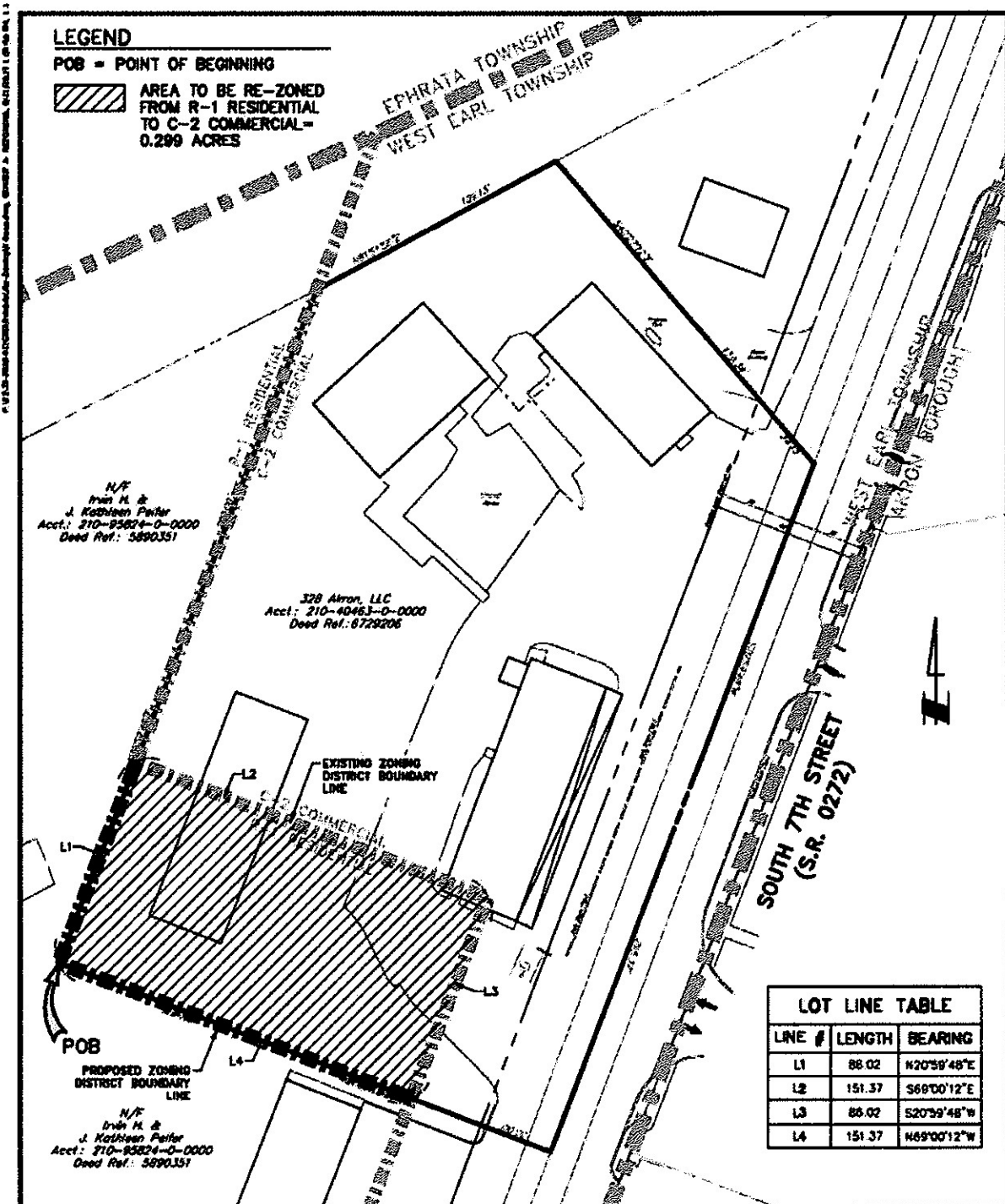
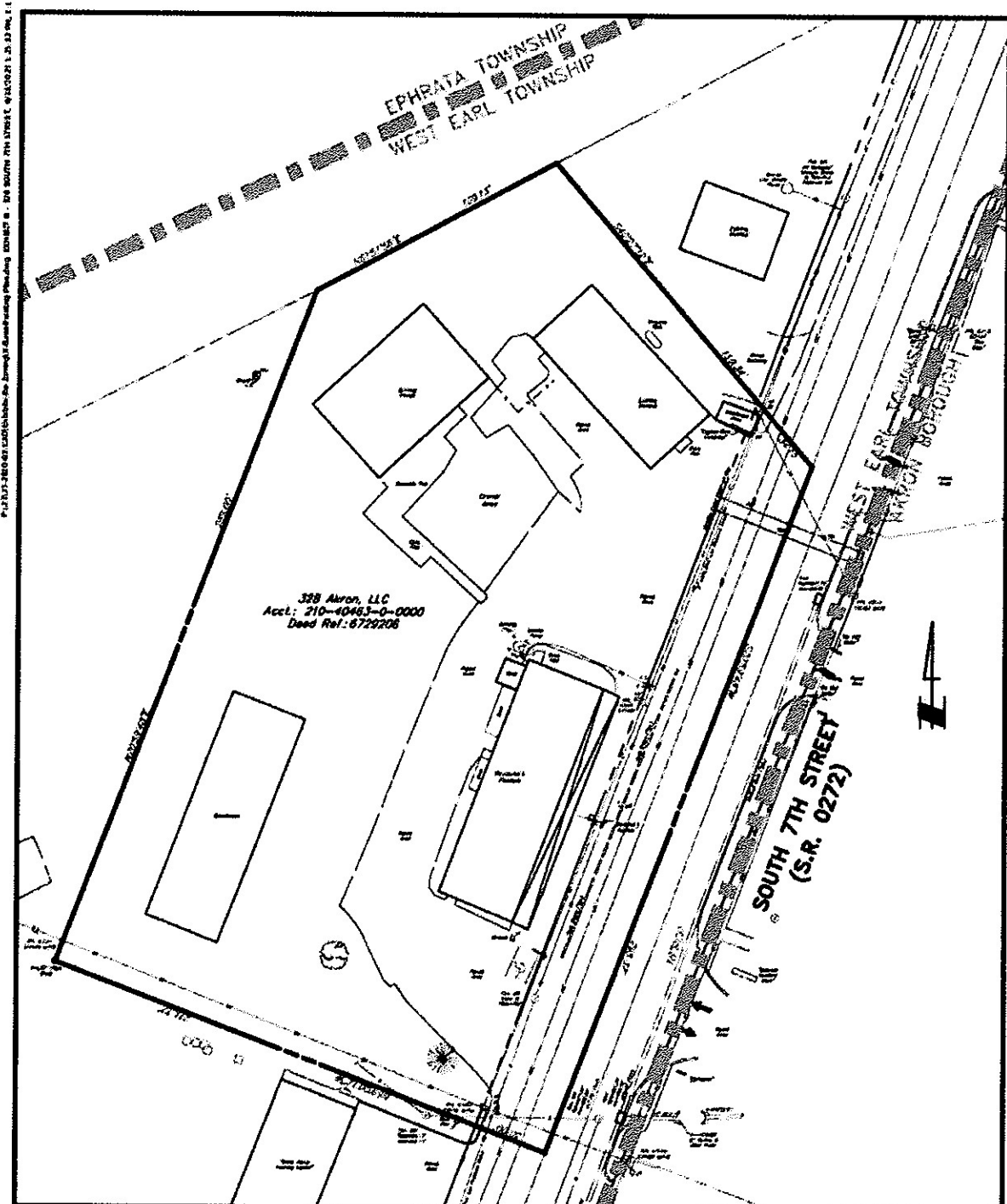


EXHIBIT A - RE-ZONING EXHIBIT
328 SOUTH 7TH STREET
 WEST EARL TOWNSHIP LANCASTER COUNTY, PA

PIONEER
 Management, LLC
111 Schuylkill Blvd, Lancaster, Pa 17602
 Phone (717) 481-2000 • Fax (717) 481-4405
 Website: PioneerManagement.com
 Email: j@pioneermanagement.com

DRAWN BY: DAF
 DATE: AUGUST 18, 2023
 SCALE: 1" = 50'
 DWG. NO. 23-2810-01-A

EXHIBIT B TO PROPOSED ORDINANCE



<p>EXHIBIT B 328 SOUTH 7TH STREET</p> <p>WEST EARL TOWNSHIP LANCASTER COUNTY, PA</p>	<p>PIONEER Management, LLC</p> <p><small>311 Elmwood Road, Lancaster, PA 17602 Phone (717) 391-5550 • Fax (717) 391-4868 Email: info@pioneermanagement.com Web: www.pioneermanagement.com</small></p>	<p>DRAWN BY: <u>DAF</u> DATE: <u>AUGUST 18, 2023</u> SCALE: <u>1" = 50'</u> DWG. NO. <u>23-2810-01-A</u></p>
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EXHIBIT C TO PROPOSED ORDINANCE

ALL THAT CERTAIN tract of land, situate on the northwest side of South 7th Street, S.R. 0272, (60' wide), in West Earl Township, Lancaster County, Pennsylvania; as surveyed by Hershey Surveying, Inc., Project Number: 231054-05, and being more fully bounded and described as follows:

BEGINNING AT A POINT, in or near the centerline of South 7th Street, S.R. 0272, (60' wide), said point being the southeastern corner of the herein described tract, said point also being in line of lands, now or formerly, of Irvin H. & J. Kathleen Peifer; thence extending along the lands, now or formerly, of Irvin H. & J. Kathleen Peifer, the following two courses and distances; 1) crossing over a rebar set 30.00' from the beginning of this course, N69°00'12"W, 211.37' to a 1 1/2 iron pipe found, and 2) N20°59'48"E, 289.00' to a rebar set in line of lands, now or formerly, of Garden Spot Village of Akron; thence extending along the lands, now or formerly, of Garden Spot Village of Akron, N61°51'56"E, 109.13' to a rebar set, a corner of lands, now or formerly, of Steven C. Miller II; thence extending along the lands, now or formerly, of Steven C. Miller II, S40°27'12"E, 159.34' to a point in or near the centerline of South 7th Street, S.R. 0272, (60' wide), having crossed over a rebar set 34.15' from the terminus of this course; thence extending in or along the centerline of South 7th Street, S.R. 0272, (60' wide), S20°59'48"W, 295.37' to the POINT OF BEGINNING.

CONTAINING: 1.613 Acres (Gross) 1.404 Acres (Net)

CERTIFICATE

I, the undersigned, Secretary of the Township of West Earl, Lancaster County, Pennsylvania ("Township") certify that: The foregoing is true and correct copy of an Ordinance of the Board of Supervisors of the Township which duly was enacted by affirmative vote of the majority of the members of the Board of Supervisors of the Township of West Earl at a meeting duly held on the 11th Day of March, 2024 that such Ordinance has been duly recorded in the Ordinance Book of the Township; such Ordinance has been duly published as required by law; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of West Earl met the advance notice and public comment requirements of the Sunshine Act, Pa. C.S. §701 et. seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township of West Earl or at the public building in which said meeting was held, and by providing reasonable opportunity for public comment at said meeting prior to enacting such Ordinance.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of West Earl this 11th Day of March, 2024



Jenna Feigle
Secretary

Ordinance 270

