

Ordinance No. 2007-04

Zoning Map Amendment

Date Enacted 07 May 07

ORDINANCE NO. 2007-04

**TOWNSHIP OF HOPEWELL
BEAVER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY PENNSYLVANIA FOR THE PURPOSE OF AMENDING THE HOPEWELL TOWNSHIP ZONING MAP, ORDINANCE NO. 2004-01, TO REZONE PROPERTIES AS SHOWN AND DESCRIBED ON EXHIBIT "A" ATTACHED, TAX PARCEL NO. 65-213-0101, 65-213-0101.2, 65-213-0101.3 AND 65-213.0101.4, TOTALING APPROXIMATELY SIXTY-THREE (63) ACRES. PROPERTIES ARE LOCATED ALONG SHARON GRANGE ROAD TO BE REZONED FROM R-1 (RESIDENTIAL-AGRICULTURE) AND R-2 (RESIDENTIAL LOW DENSITY) TO I-P (INDUSTRIAL PARK).

WHEREAS, Hopewell Township received a rezoning request from Jacqueline K. Mazza of Mazza Engineering Associates, Inc., dated March 6, 2007, submitted on behalf of property owners, Doug Kaleugher, President of LIZZIE, LLC, and James and Kim Turnley to rezone approximately sixty-three (63) acres of land identified as Tax Parcel Nos. 65-213-0101, 65-213-0101.2, 65-213-0101.3 AND 65-213.0101.4.

WHEREAS, the Hopewell Township Planning Commission and Board of Commissioners have reviewed the proposed Zoning Map amendment request; and

WHEREAS, the Hopewell Township Planning Commission reviewed the Zoning Map amendment request on March 22, 2007 and made a recommendation to the Board of Commissioners on March 22, 2007; and

WHEREAS, the Board of Commissioners held a Public Hearing on May 7, 2007 as provided by the Hopewell Township Code and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the Zoning Map amendment request; and

WHEREAS, the Board of Commissioners advertised the Public Hearing and the notice of intent to adopt on April 13th, 2007 and April 23rd, 2007 as provided by the Hopewell Township Code and the Pennsylvania 1st Class Township code; and

WHEREAS, the judgment of the Board of Commissioners, such an amendment to the Zoning Map of the Township of Hopewell, Beaver County, Pennsylvania is consistent with the overall Comprehensive Plan adopted by the Township.

COPY

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

SECTION 1. Hopewell Township Zoning Ordinance No. 2004-01, the Official Zoning Map, incorporated therein under Article IV, section 401, is hereby amended to rezone properties described as Tax Parcel Nos. 65-213-0101, 65-213-0101.2, 65-213-0101.3 and 65-213.0101.4. as shown and described on Exhibit "A" located along Sharon Grange Road from R-1 (Residential-Agriculture) and R-2 (Residential Low Density) to I-P (Industrial Park). Exhibit "A" is 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 7th day of May, 2007, by the Board of Commissioners of the Township of Hopewell.

ATTEST:

Board of Commissioners
Hopewell Township


Gerald Orsini, Township Manager


Mario Leone, Chairman

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Gerald Orsini, Township Manager

Board of Commissioners
Hopewell Township



Mario Leone, Chairman