

**ORDINANCE NO. 2022- 05**

**TOWNSHIP OF HOPEWELL  
BEAVER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,  
PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE  
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP  
ZONING MAP, ORDINANCE NO. 2004-01, TO REZONE PROPERTY IDENTIFIED AS  
TAX PARCEL NO. 65-204-0177.001, OWNED BY JON KEVIN FLEEGER, LOCATED AT  
VALLEYVIEW AVENUE, FROM R-1 (RESIDENTIAL-AGRICULTURAL) TO R-2 (LOW  
DENSITY RESIDENTIAL)**

**WHEREAS**, Hopewell Township received a Zone Map change request from John Kevin Fleeger to rezone 45.76 acres of land in Hopewell Township identified as Tax Parcel No. 65-204-0177.001, owned by Jon Kevin Fleeger, located at Valleyview Avenue and situate within the R-1 zoning district (Residential-Agricultural) to a zoning district of R-2 (Low Density Residential); and

**WHEREAS**, the Hopewell Township Planning Commission and Board of Commissioners have reviewed the proposed Zone Map amendment request along with the consideration that this Map change will allow the subject property to be unified and contiguous with the surrounding R-2 District in accordance with the Hopewell Township Zoning Ordinance No. 2004-01; and

**WHEREAS**, the Hopewell Township Consulting Engineer, HRG, reviewed the Zone Map amendment request and recommended approval of same to the Board of Commissioners in correspondence dated June 27, 2022; and

**WHEREAS**, the Beaver County Planning Commission reviewed the Zone Map amendment request on July 19, 2022 indicating no objection or comments thereto in correspondence dated July 20, 2022; and

**WHEREAS**, the Hopewell Township Planning Commission reviewed the Zone Map amendment request on July 21, 2022 and recommended approval of same to the Board of Commissioners in Meeting Minutes of the same date; and

**WHEREAS**, the Board of Commissioners advertised the Public Hearing and the notice of intent to consider for adoption the Zone Map Amendment as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, the Board of Commissioners held a Public Hearing on October 24, 2022 as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania

Municipalities Planning Code at which time testimony and evidence was received concerning the Zone Map amendment request; and

**WHEREAS**, in the judgment of the Board of Commissioners of Hopewell Township, the requested amendment to the Zone Map of the Township of Hopewell, 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 promoting development of the property.

**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 property described and identified as Tax Parcel No. 65-204-0177.001 located at Valleyview Avenue from R-1 (Residential-Agricultural) to R-2 (Low Density Residential). 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**

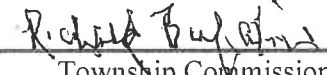
Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this 24<sup>th</sup> day of October 2022, by the Board of Commissioners of the Township of Hopewell.

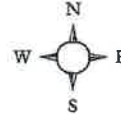
ATTEST:

Board of Commissioners  
Hopewell Township

  
Township Manager

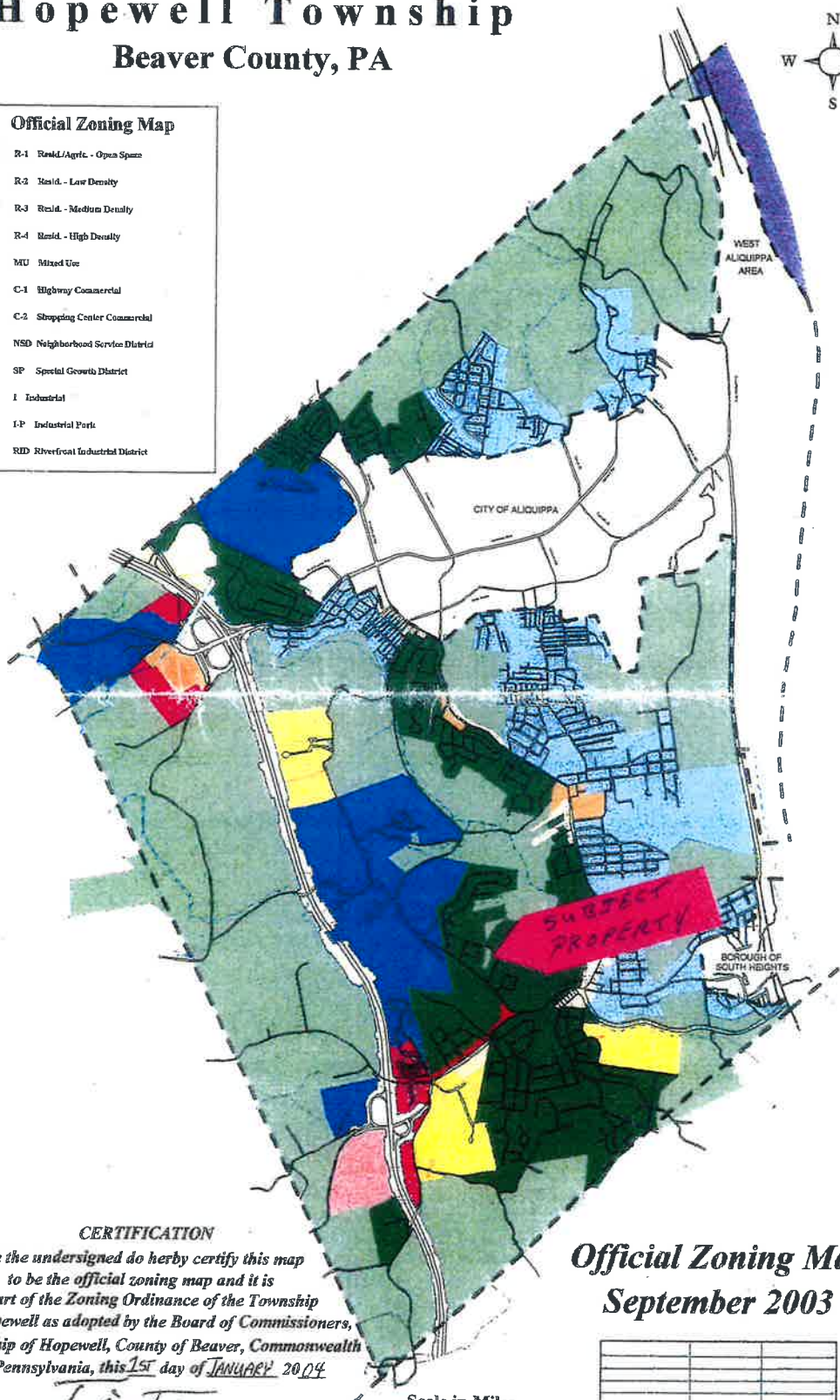
  
Township Commissioner

# Hopewell Township Beaver County, PA



**Official Zoning Map**

	R-1	Resid./Agric. - Open Space
	R-2	Resid. - Low Density
	R-3	Resid. - Medium Density
	R-4	Resid. - High Density
	MU	Mixed Use
	C-1	Highway Commercial
	C-2	Shopping Center Commercial
	NSD	Neighborhood Service District
	SP	Special Growth District
	I	Industrial
	I-P	Industrial Park
	RID	Riverfront Industrial District



**CERTIFICATION**  
 We the undersigned do hereby certify this map to be the official zoning map and it is a part of the Zoning Ordinance of the Township of Hopewell as adopted by the Board of Commissioners, Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, this 15<sup>th</sup> day of JANUARY 2004

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 CHAIRMAN OF THE BOARD OF COMMISSIONERS

ATTESTED:

SECRETARY

**Official Zoning Map  
September 2003**




**EXHIBIT**  
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