

**TOWNSHIP OF SHENANGO**

**ORDINANCE NO. 2015-01**

**AN ORDINANCE OF THE TOWNSHIP OF SHENANGO, COUNTY OF LAWRENCE, COMMONWEALTH OF PENNSYLVANIA, PROVIDING FOR AMENDMENT TO THE SHENANGO TOWNSHIP ZONING ORDINANCE AND ZONING MAP OF PROPERTY OF KEYSTONE ROCK PROPERTIES, INC.**

**WHEREAS**, the Shenango Township Planning Commission has reviewed the proposed amendment and submitted to the Township Supervisors in Minutes dated November 24, 2014, their comments and recommendations; and

**WHEREAS**, the Lawrence County Planning Commission has reviewed the proposed amendment and submitted a letter to the Township Supervisors dated October 20, 2014, their comments and recommendations; and

**WHEREAS**, the Supervisors of Shenango Township, Lawrence County, Pennsylvania, set a hearing on said amendment for 2:00 P.M. prevailing time, on Thursday, December 4, 2014, at the Shenango Township Municipal Building, 1000 Willowbrook Road, New Castle, Pennsylvania; and

**WHEREAS**, a notice of the time and place of said hearing setting forth a brief summary of said proposed amendments and stating the place where copies may be examined was given in the New Castle News on November 20, 2014 and November 22, 2014, being not more than thirty (30) days nor less than seven (7) days in advance of said public meeting; and

**WHEREAS**, copy of the said proposed amendment was located at the Shenango Township Municipal Building, 1000 Willowbrook Road, New Castle, Pennsylvania 16101, prior to January 5, 2015; and further displayed at the New Castle News and Lawrence Law Library.

**WHEREAS**, said public hearing was held at 2:00 P.M. prevailing time, on Thursday, December 4, 2014, at the Shenango Township Municipal Building, 1000 Willowbrook Road, New Castle, Pennsylvania 16101, and a full opportunity to be heard was given to all citizens and parties in interest seeking to be heard.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, and it is hereby ordained and enacted by the Board of Supervisors of the Township of Shenango, Lawrence County, Pennsylvania, that the Shenango Township Zoning Ordinance and Zoning Map be amended to reflect the following:

That the following described land be changed, re-zoned and re-classified as follows:

Property of Keystone Rock Properties, Inc, Parcel ID# 31-274400;

**AREA 1** - Being located in an R-4 Multi-Use Residential District Zone. This area is to be changed to the C-2 Highway Commercial District Zone being described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in Shenango Township, Lawrence County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point, the said point being where the dividing lines of lands now or formerly of Michael Michalajko and now or formerly of James A. Yeracie, et ux., intersect the South line of a three-lane concrete highway, known as Route No. 422 and leading from New Castle to Butler; thence South  $82^{\circ} 42'$  East along the South line of said highway, a distance of 383.8 feet to a point; thence South  $7^{\circ} 18'$  West along lands now or formerly of Ralph H. McPherson, Zuarello, Novak and Cwynar, a distance of 900 feet to a point; thence North  $7^{\circ} 18'$  East along lands of Cwynar, a distance of 220 feet to a point; thence South  $82^{\circ} 42'$  East along the South line of said highway, a distance of 50 feet to a point; thence South  $7^{\circ} 18'$  West along lands now or formerly of Paul Kozma, a distance of 220 feet to a point; thence south  $82^{\circ} 42'$  West along lands now or formerly of Kozma, Scheidemantle, Majesky and Ciccò, a distance of 500 feet to a point; thence in a Southerly direction along lands of D. J. Fracul and F. J. Fedor, a distance of 220 feet to a point; thence in an easterly direction along lands now or formerly of F.J. Fedor, a distance of 264.6 feet to the center line of a 33-foot street known as Aiken Road; thence along the center line of Aiken Road in a southerly direction for a distance of 50 feet for a distance of 50 feet more or less to a point; thence in a westerly direction along lands now or formerly of R.B. Cole, a distance of 120 feet to a point; thence  $7^{\circ} 18'$  West along lands of R.B. Cole, a distance of 198.9 feet to a point; thence South  $88^{\circ} 53'$  West along lands now or formerly of Stephen Stone Monument; thence North  $1^{\circ} 19'$  West along lands now or formerly of Michael Michalajko, a distance of 967.4 feet to a point in the southern line of the highway, the place of beginning.

This ordinance shall become effective immediately upon passage and Adoption.

ADOPTED AND ENACTED by the Shenango Township Board of Supervisors on this 5<sup>th</sup> day of January, 2015.

ATTEST:

Denise M. Allwine  
Secretary

SHENANGO TOWNSHIP  
BOARD OF SUPERVISORS

Russell J. Riley  
Russell Riley, Chairman

William A. Albertini  
William A. Albertini, Supervisor

Albert D. Burick, III  
Albert D. Burick, III, Supervisor