

**TOWNSHIP OF SHENANGO
LAWRENCE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3 of 2024

**AN ORDINANCE OF THE TOWNSHIP OF SHENANGO, LAWRENCE COUNTY,
PENNSYLVANIA, AMENDING THE SHENANGO TOWNSHIP ZONING MAP.**

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10101 *et seq.*, as amended ("M.P.C."), authorizes Shenango Township to regulate zoning and land use in the Township;

WHEREAS, Ordinance 1 of 2023, known as the Shenango Township Zoning Ordinance, as amended ("Zoning Ordinance") regulates zoning and land use in the Township, consistent with the M.P.C., to maintain, preserve and protect the public health, safety and welfare;

WHEREAS, the current Shenango Township, Lawrence County Zoning Map identifies the location of the Township's zoning districts;

WHEREAS, Kaul Investment Co., L.P. ("Owner"), is the record Owner of certain property located at 1403 New Butler Road, New Castle, PA 16101, and having Parcel Nos. 31-121702 and 31-121701 (the "Subject Property");

WHEREAS, the Subject Property is classified within the Industrial District under the Shenango Township Zoning Map and the Owner has petitioned the Board of Supervisors requesting the zoning classification of their property be changed to the C-1 Commercial District;

WHEREAS, the rezoning of the Subject Property as set forth in this Ordinance will not have a significant impact on the character of the surrounding area;

WHEREAS, the rezoning of the Subject Property as set forth in this Ordinance is be consistent with the goal of allowing for appropriate industrial and commercial development within the Township; and

WHEREAS, the Township Board of Supervisors, upon recommendation from the Township Planning Commission, has determined that the proposed zoning map amendment is consistent with the existing uses on the surrounding properties; would allow for appropriate uses within the Township; and would not have adverse effects on the public health, safety and welfare.

NOW, THEREFORE, the Board of Supervisors of the Township of Shenango hereby ordains and enacts this Ordinance to amend the Shenango Township Zoning Ordinance, No. 1 of 2023.

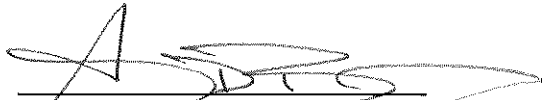
1. The Shenango Township Zoning Map is hereby amended as follows:

- a. Parcel No. 31-121702 and Parcel No. 31-121701 are hereby rezoned from the Industrial District to the C-1 Commercial District.
- b. The Shenango Township Zoning Map shall be amended to reflect this change.

ORDAINED and ENACTED this 9th day of May, 2024.

ATTEST


**SHENANGO TOWNSHIP
BOARD OF SUPERVISORS**



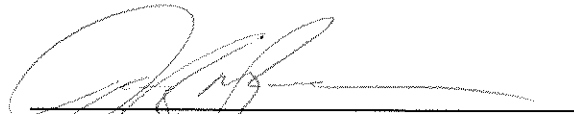
Albert Burick, III, Secretary



Frank Augustine, Chairman



Brandon Rishel, Supervisor



Joe Pascoe, Supervisor