

AMENDMENT TO ZONING MAP
FOR MONTROSE BOROUGH,
SUSQUEHANNA COUNTY, PENNSYLVANIA

ORDINANCE NO: 2019-02

BACKGROUND

WHEREAS, the Borough of Montrose Zoning Ordinance, as amended (hereinafter "Zoning Ordinance"), and the Zoning Map, provide for four (4) zoning districts; namely (a) R-1 Residential; (b) X-1 Office, Institutional, and Professional; (c) C-1 Commercial; and (d) I-1 Industrial; and

WHEREAS, the Council of Montrose Borough recognizes that the C-1 and X-1 districts are mainly occupied by government organizations, including court related institutions, primarily because Montrose Borough is the county seat of Susquehanna County; and

WHEREAS, the Council of Montrose Borough recognizes the need to maintain county and other government services in close proximity to one another, and those professions that are served, and provide services to, the county and other government organizations; and

WHEREAS, the Council of Montrose Borough recognizes that the C-1 and X-1 districts comprise a small percentage of the land surface within Montrose Borough; and

WHEREAS, the Council of Montrose Borough recognizes that Grow Ave. and Church St. are main thoroughfares running through the Borough; and

WHEREAS, the Council of Montrose Borough recognizes that substantial portions of Grow Ave. and various portions of Church St. are zoned R-1, which zone does not allow for commercial activity, thereby reducing the likelihood of business and economic development on the roads that support substantial commerce within the Borough; and

WHEREAS, the Council of Montrose Borough has identified a location of potential business and economic growth in close proximity to parcels of real property currently zoned C-1, upon which a hospital, medical clinic and pharmacy once operated; and

WHEREAS, the Council of Montrose Borough also recognizes that certain parcels of real property, in close proximity to the currently C-1 real property upon which the aforesaid medical facilities were operated, have been developed since the enactment of the Zoning Ordinance and the Zoning Map in ways that are less consistent with the current zoning district and more consistent with a C-1 district; and

WHEREAS, the Council of Montrose Borough determined that increased commerce will foster tax revenue, encourage job opportunities and stabilize the aesthetics of the buildings on Grow Ave. and Church St.; and

WHEREAS, in furtherance of the above-stated purposes, the Council of Montrose Borough has elected to amend the Zoning Map to accomplish more fully the purpose of the Zoning Ordinance and the community development objectives stated at §112-102 of the Zoning Ordinance and in particular, will:

1. Stimulate economic growth within the community.
2. Conserve and promote the public health, safety and general welfare of present and future inhabitants.
3. Sustain a high quality of neighborhoods and to protect individual property values.
4. To foster, provide and maintain a sound tax structure.
5. Preserve the historic and aesthetic character of Montrose Borough, while controlling and regulating its orderly growth, development and maintenance; and

WHEREAS, the Council of Montrose Borough is authorized to amend the Zoning Map from time to time pursuant to §112-1015 of the Zoning Ordinance and by §609 of the Pennsylvania Municipalities Planning Code (53 PS §10609);

NOW, THEREFORE, be it enacted and ordained that the Zoning Map for the Borough of Montrose is hereby amended as follows:

SECTION 1

The Zoning District and Zoning Map is amended to rezone the following properties from R-1 (Residential) to C-1 (Commercial):

1. a 0.23 acre tract, more or less, currently owned by the Montrose United Methodist Church, situated at 498 Church St., bounded on the north by Church St., bounded on the east by 526 Church St., bounded on the south by 159 Jessup St., and bounded on the west by 488 Church St., recorded in Deed Book 491, Page 398, with a Tax Parcel Identification No. of 124.18-1,055.00;
2. a 0.55 acre tract, more or less, currently owned by the Montrose United Methodist Church also known as the First Methodist Church situated at 526 Church St., bounded on the north by Church St., bounded on the east by Jessup St., bounded on the south by 159 Jessup St., and bounded on the west by 498 Church St., recorded in Deed Book 26, Page 291, with a Tax Parcel Identification No. of 124.18-1,054.00;
3. a 0.01 acre tract, more or less, currently owned by the Commonwealth of Pennsylvania, situated at the corner of Grow Ave. and Bank St., bounded on the north by 12 Grow Ave., bounded on the east by 12 Grow Ave., bounded on the south by Bank St., and bounded on the west by Grow Ave., bearing

- Instrument No. 201101864, with a Tax Parcel Identification No. of 124.18-1,022.01;
4. a 0.28 acre tract, more or less, currently owned by Fiondi, Inc., situated at 12 Grow Ave., bounded on the north by 34 Grow Ave., bounded on the east by 31 Bank St., bounded on the south by Bank St., and bounded on the west by Grow Ave. and Tax Parcel Identification No. of 124.18-1,022.01, bearing Instrument No. 201901319, with a Tax Parcel Identification No. of 124.18-1,022.00;
 5. a 0.12 acre tract, more or less, currently owned by Walter T. Williams, situated at 31 Bank St., bounded on the north by 12 Grow Ave., bounded on the east by 45 Bank St., bounded on the south by Bank St., and bounded on the west by 12 Grow Ave., bearing Instrument No. 201203812, with a Tax Parcel Identification No. of 124.18-1,023.00;
 6. a 0.20 acre tract, more or less, currently owned by Robert C. Wert, situated at 34 Grow Ave., bounded on the north by 46 Grow Ave., bounded on the east by 45 Bank St., bounded on the south by 12 Grow Ave. and bounded on the west by Grow Ave., bearing Instrument No. 201800070, with a Tax Parcel Identification No. of 124.18-1,021.00; and
 7. a 2.84 acre tract, more or less, currently owned by Fiondi, Inc., situated at 46 Grow Ave., bounded on the north by Post St., bounded on the east by 71 Post St. and a parcel of real property bearing Tax Parcel Identification No. 124.18-1,020.01, bounded on the south by 34 Grow Ave., and bounded on the west by Grow Ave., bearing Instrument No. 201702538, with a Tax Parcel Identification No. of 124.14-3,010.00.

SECTION 2

Repealer. All Ordinances or parts of Ordinances which are inconsistent with the terms hereof are hereby repealed.

SECTION 3

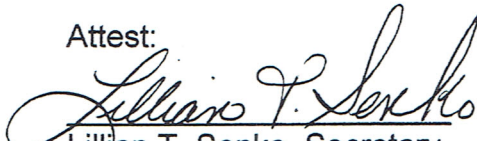
Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part other than that part specifically declared invalid.

SECTION 4

Effective Date. This Ordinance shall become effective five (5) days after enactment.

Enacted and ordained this 7 day of **October**, 2019.

Attest:


Lillian T. Senko, Secretary
Montrose Borough

By:



Sean T. Granahan, Council President
Montrose Borough

Read and approved by me this 7 day of **October**, 2019.

By:



Thomas J. Lamont, Mayor
Montrose Borough