

TOWNSHIP OF COOLSPRING
MERCER COUNTY, PENNSYLVANIA

ORDINANCE NO. 95

AN ORDINANCE OF COOLSPRING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, AMENDING THE COOLSPRING TOWNSHIP ZONING MAP, AS ADOPTED BY COOLSPRING TOWNSHIP ORDINANCE NO. 89, TO INCLUDE ALL OF MERCER COUNTY TAX PARCELS 01-150-053-002-001, 01 150 053 002 AND 01 150 053 002 003 LOCATED ALONG AND NEAR GREENVILLE ROAD, WITHIN THE BOUNDARY OF THE "C" COMMERCIAL ZONING DISTRICT OF COOLSPRING TOWNSHIP, AND ALSO TO CHANGE THE ZONING DISTRICT DESIGNATION FOR MERCER COUNTY TAX PARCELS 01 150 005, 01 150 001 001, 01 150 007, 01 150 008 AND A PORTION OF PARCEL NUMBER 01 150 001, ALL ALONG THE WEST SIDE OF OLD FREDONIA ROAD, FROM "R-1" RESIDENTIAL TO "R-2" RESIDENTIAL

WHEREAS, the Board of Supervisors of Coolspring Township has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq. and the Pennsylvania Second Class Township Code, 53 P.S. §65101 et seq. ("Codes") for adoption of the proposed ordinance;

WHEREAS, the Codes authorize the Board of Supervisors to adopt ordinances that are consistent with the Constitution and laws of the Commonwealth of Pennsylvania that it deems necessary and proper for management and control of the Township, as well as health, safety and welfare of the Township and its citizens;

WHEREAS, the Board of Supervisors desires to amend the Coolspring Township Zoning Map to rezone certain real property along and near the west side of Greenville Road, said property identified as Mercer County tax parcels 01-150-053-002-001, 01 150 053 002 and 01 150 053 002 003 from "R-2" Residential to "C" Commercial, and also to change the zoning district designation for Mercer County Tax Parcels 01 150 005, 01 150 001 001, 01 150 007, 01 150 008 and a portion of Parcel Number 01 150 001, all along the west side of Old Fredonia Road, from "R-1" Residential to "R-2" Residential;

WHEREAS, the Board of Supervisors, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Coolspring Township will be served by this amendment of the Coolspring Township Zoning Map.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Coolspring Township, Mercer County, Pennsylvania, and it is hereby ordained and enacted by the authority of same, as follows:

SECTION 1. ZONING MAP AMENDMENT

The zoning map of Coolspring Township, which is adopted and referenced in Coolspring Township Ordinance No. 89, shall be amended to change the zoning designation of property located along and near the west side of Greenville Road, said property being designated as the remaining portions of or the entire Mercer County tax parcels 01-150-053-002-001, 01 150 053 002 and 01 150 053 002 003 from "R-2"

Residential to "C" Commercial zoning district. and also to change the zoning district designation for Mercer County Tax Parcels 01 150 005, 01 150 001 001, 01 150 007, 01 150 008 and a portion of Parcel Number 01 150 001, all along the west side of Old Fredonia Road, from "R-1" Residential to "R-2" Residential

The new zoning district designations for the parcels set forth above are depicted on the excerpt of the Coolspring Township Zoning Map, which is attached to this Ordinance as Exhibit "A." This Zoning Map Amendment shall be incorporated into the official Zoning Map of Coolspring Township, as herein amended.

SECTION 2. REPEALER

All ordinances or parts of ordinances inconsistent herewith or in conflict with any specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are specifically repealed.

SECTION 3. SEVERABILITY

If any provision, sentence, clause, section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof not been included herein.

SECTION 4. EFFECTIVE DATE

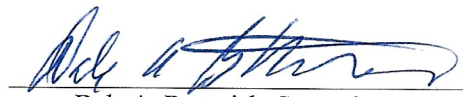
This ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED by the Board of Supervisors of the Township of Coolspring, Mercer County, Pennsylvania this 4th day of December, 2023.

BOARD OF SUPERVISORS, COOLSPRING TOWNSHIP,
MERCER COUNTY, PENNSYLVANIA:



Corwin L. Masson, Chairman



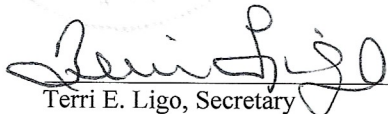
Dale A. Bestwick, Supervisor



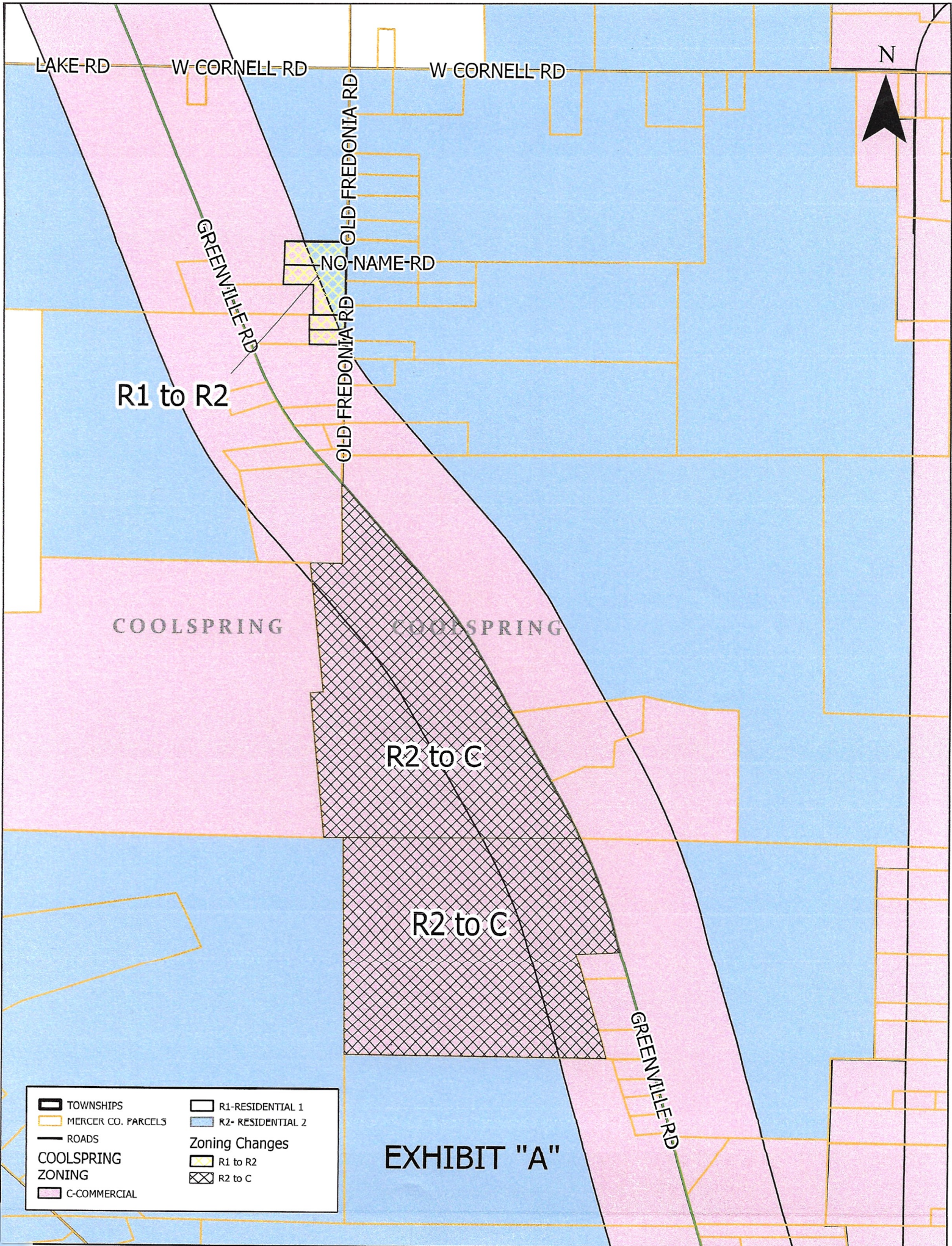
Matthew E. Hackett, Supervisor



ATTEST:



Terri E. Ligo, Secretary



LAKE RD

W CORNELL RD

W CORNELL RD

N

GREENVILLE RD

OLD FREDONIA RD

NO-NAME RD

R1 to R2

COOLSPRING

COOLSPRING

R2 to C

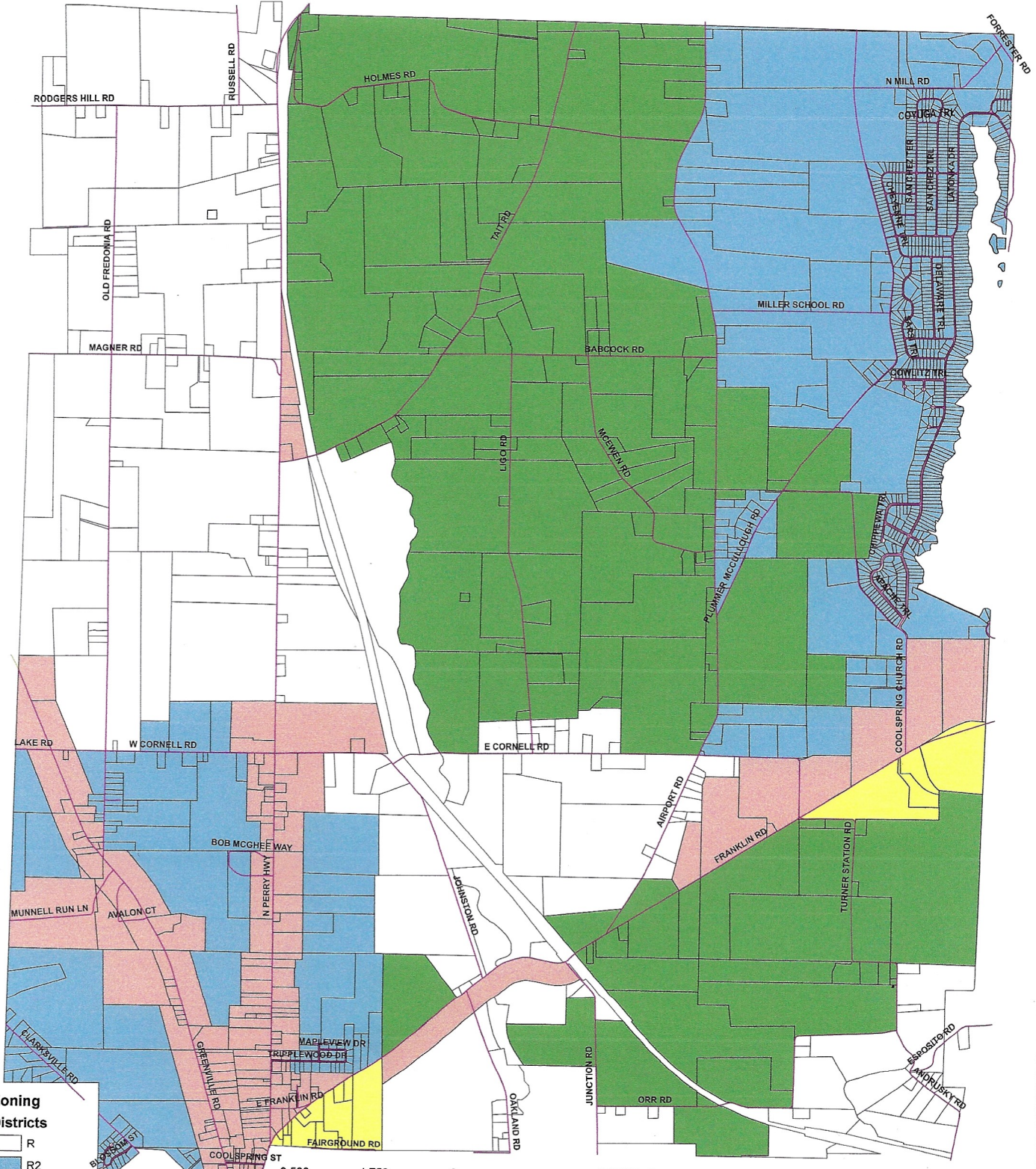
R2 to C

GREENVILLE RD

EXHIBIT "A"

- | | |
|--------------------------|-----------------------|
| TOWNSHIPS | R1-RESIDENTIAL 1 |
| MERCER CO. PARCELS | R2- RESIDENTIAL 2 |
| ROADS | Zoning Changes |
| COOLSPRING ZONING | R1 to R2 |
| C-COMMERCIAL | R2 to C |

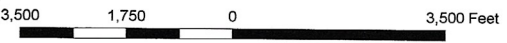
Coolspring Township Zoning Map



Zoning Districts

- R
- R2
- A
- C+
- I

*Commercial District Zone is 500' from centerline or to property line as shown.



Map Amendments/Approval Date:
12-4-2023