

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 168

AN ORDINANCE

OF THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, BY AUTHORITY OF AND PURSUANT TO THE PROVISIONS OF ARTICLES VI THROUGH X OF ACT NO. 247, AS AMENDED, OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, APPROVED JULY 31, 1968, KNOWN AS, AND CITED AS THE "PENNSYLVANIA MUNICIPALITIES PLANNING CODE"; AND ANY AMENDMENTS AND SUPPLEMENTS THERETO, AMENDING ORDINANCE NO. 153, ADOPTED BY THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP ON APRIL 2ND, 2001, AND KNOWN AS THE WASHINGTON TOWNSHIP ZONING ORDINANCE.

WHEREAS, the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, adopted on April 2, 2001, Washington Township Ordinance No. 153, known as the Washington Township Zoning Ordinance and thereafter as amended; and

WHEREAS, the Board of Supervisors of Washington Township deems it to be in the interest and welfare of the residents of the Township to amend the Washington Township Zoning Ordinance by altering the Washington Township Zoning Map and text as described below and as shown on the attached map.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, that the Zoning Map of the Township adopted pursuant to Ordinance No. 153, known as the Washington Township Zoning Ordinance, be revised and Ordinance No. 153 is hereby amended as follows:

ARTICLE 1. Pen Mar Properties, LLC, property located at 11575 Country Club Road, 11601 Country Club Road, and 11514 Country Club Road. The zoning shall be changed from Agricultural (A) to Low Density Residential (R-1) for that portion of Parcel 1 not currently zoned R-1 containing an approximately 96-acre area of land and Parcel 2 owned by Pen Mar Properties, LLC. Descriptions of the properties to be rezoned are as follows:

Section 1 being Parcel 1. BEGINNING at a set spike in the center of Country Club Road, thence by lands of John Krebs North 41 degrees 52 minutes 34 seconds West 25.00 feet to an existing iron pin, thence by the same on a curve to the left having a radius of 40 feet, a length of 78.25 feet, a chord of 66.36 feet, and a chord bearing of North 07 degrees 55 minutes 18 seconds West to a point, thence by the same North 63 degrees 58 minutes 07 seconds West 170.44 feet to an iron pin, thence by the same South 26 degrees 01 minutes 53 seconds West 140 feet to an iron pin at lands now or formerly of Lauren Hair, thence by lands of Hair North 63 degrees 58 minutes 07 seconds West 235.64 feet to an existing iron pin, thence by the same South 45 degrees 27 minutes 40 seconds West 215.69 feet to an existing iron pin at lands now or formerly of R. Lee Royer and Robert Frye, thence by lands of Royer and Frye North 64 degrees 24 minutes 37 seconds West 476 feet to a fence post at lands now or formerly of E. Buhrman, thence by lands of Buhrman North 36 degrees 15 minutes 26 seconds East 2477.17 feet to an iron pin, thence by the same North 57 degrees 51 minutes 21 seconds West 1421.56 feet to an iron pin at lands of Gembe, thence by lands of Gembe North 57 degrees 06 minutes 09 seconds West 265.61 feet to an iron pin at lands now or formerly of McCleaf, thence by lands of McCleaf and now or formerly of Gehr and Moats North 32 degrees 43 minutes 37 seconds East 706.16 feet to an iron pin at lands now or formerly of Moats, thence by lands of Moats North 50 degrees 26 minutes 32 seconds West 216.48 feet to a set iron pin along Gehr Road, thence along Gehr Road North 40 degrees 49 minutes 22 seconds East 915.42 feet to an iron pin at lands now or formerly of Edgar McLaughlin, thence with lands of McLaughlin South 63 degrees 15 minutes 04 seconds East 1229.95 feet to an existing iron pin at lands now or formerly of Grove, thence with lands of Grove South 02 degrees 08 minutes 26 seconds East 2106.01 feet to an existing iron pin at lands now or formerly of Wagaman, thence by lands of Wagaman South 44 degrees 41 minutes 18 seconds West 538.76 feet to an existing iron pin at lands now or formerly of Phil Wishard, thence by lands of Wishard South 43 degrees 57 minutes 58 seconds West 248.73 feet to an existing iron pin at Lot 9 on a draft of R. Lee Royer and Associates dated March 14, 2001, and recorded in Franklin County Plat Book Volume 288H, Page 380, thence by Lot 9 North 45 degrees 18 minutes 37 seconds West 145.11 feet to an iron pin, thence by the same South 36 degrees 20 minutes 56 seconds West 756.86 feet to an iron pin, thence by the same South 34 degrees 31 minutes 01 seconds East 667.54 feet to a spike in Country Club Road, thence by Country Club Road South 49 degrees 27 minutes 29 seconds West 42.53 feet to a spike, thence by the same South 43 degrees 33 minutes 47 seconds West 13.75 feet to a spike, thence by the same South 48 degrees 59 minutes 22 seconds West 252.24 feet to a spike, thence by the same South 48 degrees 07 minutes 23 seconds West 48.91 feet to the place of beginning. CONTAINING 105.535 acres.

Section 2 being Parcel 2. BEGINNING at a spike in Country Club Road, SR 2012, at Lot No. 2 on the hereinafter referred to draft, thence with Country Club Road South 49 degrees 27 minutes 29 seconds West 67.18 feet to a point at other lands of Grantor, thence with other lands of Grantor North 34 degrees 31 minutes 01 seconds West 667.54 feet to a set iron pin, thence with the same North 36 degrees 20 minutes 56 seconds East 756.86 feet to a set iron pin, thence with the same South 45 degrees 18 minutes 37 seconds East 145.11 feet to a point at lands now or formerly of Philip Wishard, thence with Wishard South 32 degrees 30 minutes 31 seconds East 458.35 feet to an existing iron pin at Lot No. 6, thence with Lot Nos. 6, 5, 4, 3 and 2 South 50 degrees 36 minutes 07 seconds West 708.73 feet to an existing iron pin at Lot No. 2, thence with Lot No. 2 South 34 degrees 31 minutes 01 seconds East 183.10 feet to an existing iron pin, thence with the same on a curve to the left with a radius of 40.00, a length of 66.89 feet, a chord of 59.36 feet and a chord bearing of South 82 degrees 31 minutes 51 seconds East to a set iron pin at the right of way line of Country Club Road, thence across Country Club Road South 40 degrees 41 minutes 00 seconds East 25.00 feet to a spike, the place of beginning. CONTAINING 8.738 acres and BEING Lot No. 9 on a draft of R. Lee Royer and Associates Surveying dated March 14, 2001, and recorded in Franklin County Plat Book Volume 288H, Page 380.

ARTICLE 2. Change the following properties located along the east side of Gehr Road between the Pen Mar Properties, LLC property and Gehr Road from Agricultural (A) to Low Density Residential (R-1): David W. Swope, 11430 Gehr Road, Q7-67C, Gary L. & Rose R. Martin, 11400 Gehr Road, Q7-228, Virginia M. Pearson & Donald Fink, 11380 Gehr Road, Q7-67D, and Howard E. Bennett, 11374 Gehr Road, Q7-67A.

ARTICLE 3. In all other respects, the provisions of Ordinance No. 153, as amended, and the Washington Township Zoning Map, as amended, shall remain in full force and effect.

ARTICLE 4. If any article, section or provision of this Ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

ARTICLE 5. This ordinance shall take effect five (5) days after its enactment.

DULY ENACTED AND ORDAINED this 19th day of January 2004 by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

BY *Karen S. Hargrave*
Karen S. Hargrave, Secretary

BY *Arthur T. Cordell*
Arthur T. Cordell, Chairman

I, Karen S. Hargrave, Secretary of the Board of Supervisors, Washington township, Franklin County, Pennsylvania, do certify that the foregoing is true and correct copy of an ordinance adopted at a regular meeting of the Washington Township Supervisors held January 19, 2004, in a regular session duly assembled.



