

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE

**OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
WASHINGTON, FRANKLIN COUNTY, PENNSYLVANIA,
AMENDING THE ZONING CHAPTER OF THE CODE OF THE
TOWNSHIP OF WASHINGTON.**

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

NOW, THEREFORE, by the authority of and pursuant to the provisions of Article V 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 thereby, and also by the authority of the second class township code “act of May 1, 1933 (P.L. 103, No. 69) as amended, be it enacted and ordained by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, that the Zoning Map of the Township attached to and made part of the zoning chapter of the code of the Township of Washington pursuant to chapter 360-7 of the code is revised and amended as follows:

ARTICLE 1. The zoning of twenty (23) properties located on Old Route 16, three (3) properties on Barnett Avenue, eight (8) properties on Geiser Avenue, six (6) properties on Stricker Avenue, nine (9) properties on Landis Avenue, twelve (12) properties on South Oller Avenue, six (6) properties on Hillcrest Avenue, one (1) property on Highland Terrace, one (1) property on Mentzer Lane and three (3) properties on North Welty Road, shall be changed from Low Density Residential (R-1) to Commercial (C) on the zoning map. The tax parcel numbers, addresses and owners for the properties are as follows:

Section 1. Q-12L-022 15 Barnett Ave. Jeffrey L. & Jacqueline K. Hahn, Q-12L-021 23 Barnett Ave. Stephen T. & Marguerite Florek, Q-12L-020 33 Barnett Ave. Gerald A. & Pamela J. McIntyre, Q-12L-015 16 Geiser Ave. George O. & Deborah A. White, Q-12L-033 17 Geiser Ave. Long Mar, LLC, Q-12L-032 18 Geiser Ave. Ellen L. Stinebaugh, Q-12L-016 20 Geiser Ave. Benito C. & Christine A. Rodriguez, Q-12L-017 24 Geiser Ave. Michael L. Tinsley, Q-12L-031 27 Geiser Ave. Elizabeth Grimes, Q-12L-018 28 Geiser Ave. George R. & Sarah G. Rook, Q-12L-030 33 Geiser Ave. Stephanie N. Crouse, Q-12L-01915 15 Highland Terrace Mark K. Calimer, Q-12Q-156 14 Hillcrest Ave. Kathren F. Traywick, Q-12Q-200 17 Hillcrest Ave. Betsy A. Metz, Q-12Q-157 22 Hillcrest Ave. Rodney L. & Holly E. Carey, Q-12Q-199 23 Hillcrest Ave. Kenneth M. & Janice L. Riley, Q-12Q-158 28 Hillcrest Ave. Lillian M. Null, Q-12Q-159 34 Hillcrest Ave. Lillian M. Null, Q-12L-039 12 Landis Ave. Fred & Florence Hammond, Q-12L-049 13 Landis Ave. Dennis H. & Jenny R. Gladfelter,

Q-12Q-114 19 Landis Ave. James E. Jr. & Susan W. Calimer, Q-12Q-115 21 Landis Ave. Fred R. III & Florence L. Hammond, Q-12Q-079 24 Landis Ave. Fred & Florence Hammond, Q-12Q-116 27 Landis Ave. Randolph K. Parish, Q-12Q-080 28 Landis Ave. Ilene R. Minnich, Q-12Q-081 32 Landis Ave. Kasey G. Smith, Q-12Q-117 33 Landis Ave. Darin K. & Mary L. Starliper, Q-19B-112 13155 Mentzer Lane Robert D. & Annice V. Backer, Q-19A-064 11424 Old Route 16 Randy D. & Beverly M. Gantz, Q-19A-020 11587 Old Route 16 DCM Properties, LLC., Q-19A-019 11601 Old Route 16 Travis K. & Karen S. Beaver, Q-19A-018 11613 Old Route 16 D. Curtis & Julia A. Mummert, Q-19A-017 11623 Old Route 16 D. Curtis & Julia A. Mummert, Q-19A-016 11635 Old Route 16 Stephen D. & Kimberly S. Hess, Q-19A-015 11653 Old Route 16 D. Curtis Mummert, Q-19A-037A 11654 Old Route 16 William B & Gina K. Kugler, Q-19A-037 11676 Old Route 16 Dale L. & Jill R. Phinicie, Q-19A-014 11681 Old Route 16 Robert D. & Annice V. Backer, Q-19B-072 11702 Old Route 16 Walter K. & Karen S. Bercaw, Q-19B-073 11722 Old Route 16 Nevin R. & Sondra L. Monn, Q-19B-074 11742 Old Route 16 Gregory B. Stains, Q-19A-022 11320 Old Route 16 DCM Properties, LLC., Q-19A-023 11326 Old Route 16 DCM Properties, LLC., Q-19A-024 11344 Old Route 16 Inderjit Kaur, Q-19A-025 11364 Old Route 16 Joseph Greenawalt, Q-19A-026 11394 Old Route 16 Martine A. Royer, Q-19A-027 11404 Old Route 16 Lois J. Bryson, Q-19A-028 11418 Old Route 16 Randy D. & Beverly M. Gantz, Q-12Q-187A 15A S. Oller Ave. Gregory L. & Debra E. Wagaman, Q-12Q-187B 15B S. Oller Ave. Judith A. Fitz, Q-12Q-187C 15C S. Oller Ave. Julie D. Small, Q-12Q-187D 15D S. Oller Ave. Karen M. Berger, Q-12Q-187E 15E S. Oller Ave. T. Denise Lancaster, Q-12Q-187F 15F S. Oller Ave. Matthew E. Gunder, Q-12Q-151 16 S. Oller Ave. Mearle J. & Gail W. Shaffer, Q-12Q-150 20 S. Oller Ave. Matthew L. & Carrie D. Thompson, Q-12Q-149 26 S. Oller Ave. Tina M. Long, Q-12Q-186 29 S. Oller Ave. Jason W. & Ashley M. Laman, Q-12Q-185 33 S. Oller Ave. Jessica R. Shepard, Q-12Q-148 32 S. Oller Ave. Julia M. Ressler, Q-12L-041 15 Strickler Ave. Ryan W. & Jacqueline L. Rose, Q-12L-040 23 Strickler Ave. May T. Cao, Q-12L-029 26 Strickler Ave. Robert L. Boone, Q-12Q-077A 27 Strickler Ave. George O. & Deborah A. White, Q-12Q-042 34 Strickler Ave. Kevin M. & Melissa F. Delauter, Q-12Q-041 38 Strickler Ave. Kevin M. & Melissa F. Delauter Q-12-032A 12419 N. Welty Rd. North Welty LLC., Q-12-032A 12427 N. Welty Rd. North Welty LLC., Q-12-032A 12435 N. Welty Road North Welty LLC. The areas to be rezoned commercial are highlighted in yellow on page one of the attached Exhibit "A".

ARTICLE 2. The zoning of eleven (11) properties located on Barnett Avenue, twenty five (25) properties on Geiser Avenue, three (3) properties on Highland Terrace, nineteen (19) properties on Stricker Avenue, twenty three (23) properties on Landis Avenue, twenty two (22) properties on South Oller Avenue and six (6) properties on Hillcrest Avenue, shall be changed from Low Density Residential (R-1) to Medium Density Residential (R-2) on the zoning map. The tax parcel numbers, addresses and owners for the properties are as follows:

Section 1. Q-12Q-013 101 Barnett Ave. Barkdoll Martin Homes LLC., Q-12Q-039 123 Barnett Ave. Barbara L. Fox, Q-12Q-039A 205 Barnett Ave. Daniel E. & Kathryn A. Pierce, Q-12Q-039B 207 Barnett Ave. Thomas R. & Joyce E. Mock, Q-12Q-039C 217 Barnett Ave. William D. & Mary M. Montgomery, Q-12Q-038 219 Barnett Ave. Clarence W. & Barbara J. Ditch, Q-12Q-038C 221 Barnett Ave. Jan H. & Pamela J. Fultz, Q-12Q-038A 223 Barnett Ave. Myrna A. Ferguson, Q-12Q-038B 231 Barnett Ave. Jason M. & Batina K.

Ruppenthall, Q-12Q-037 235 Barnett Ave. Ray E. & Sue. E. Gantz, Q-12Q-036 243 Barnett Ave. Andrew L. & Selina J. Lowry, Q-12Q-015C 106 Geiser Ave. Louise C. Russell, Q-12Q-015A 108 Geiser Ave. Patrick C. Sollenberger, Q-12Q-015B 108 Geiser Ave. Patrick C. Sollenberger, Q-12Q-040 101 Geiser Ave. Wanda K. Trostle Gyurisin, Q-12Q-015 110 Geiser Ave. Jodi M. Koester, Q-12Q-076 111 Geiser Ave. Justin L. Gouff, Q-12Q-016 120 Geiser Ave. James D. Yingling, Q-12Q-075 121 Geiser Ave. Brian K. & Stacey M. Dill, Q-12Q-017 202 Geiser Ave. Dale W. & Christine M. Meyers, Q-12Q-018 204 Geiser Ave. Gary R. Snowberger, Q-12Q-074 205 Geiser Ave. Gregory L. & Lois M. Bolyard, Q-12Q-019 208 Geiser Ave. Kenneth C. & Terri J. Jones, Q-12Q-073 209 Geiser Ave. Charles R. Martin, Q-12Q-020 210 Geiser Ave. Jason B. Barger, Q-12Q-072 213 Geiser Ave. Shanna B. Neil, Q-12Q-021 216 Geiser Ave. Howard R. III & Laura Dawson, Q-12Q-071 217 Geiser Ave. Thomas J. & Deborah A. McCallum, Q-12Q-022 222 Geiser Ave. Norman W. Lapole, Q-12Q-070 223 Geiser Ave. Charles J. Lakatos, Q-12Q-069 225 Geiser Ave. Edward T. Richardson, Q-12Q-068 227 Geiser Ave. William E. & Faye L. Ganoe, Q-12Q-023 228 Geiser Ave. Pamela A. Esposito-Bigler, Q-12Q-024 230 Geiser Ave. Todd E. & Carol S. Ernewein, Q-12Q-025 242 Geiser Ave. Henrietta S. Rowe, Q-12Q-067 243 Geiser Ave. Wesley United Methodist Church, Q-12Q-014 1516 Highland Terrace Melvin A. & Lucinda E. Kendall, Q-12Q-226 1714 Highland Terrace John W. & Rhonda E. Baker, Q-12Q-147 1822 Highland Terrace Sec. of Veterans Affairs, Q-12Q-198 101 Hillcrest Ave. Colby M. Kuhn, Q-12Q-160 102 Hillcrest Ave. Paul J. Norton, Q-12Q-161 104 Hillcrest Ave. D. Scott Valentine, Q-12Q-162 108 Hillcrest Ave. Paul H. & Victoria E. Funk, Q-12Q-197 115 Hillcrest Ave. Constance S. Morrow, Q-12Q-163 122 Hillcrest Ave. Constance S. Morrow, Q-12Q-118 101 Landis Ave. Dansall, LLC., Q-12Q-082 104 Landis Ave. Shela M. Dick, Q-12Q-119 109 Landis Ave. Marie A. Henery, Q-12Q-083 110 Landis Ave. Kathryn R. Wilson, Q-12Q-120 111 Landis Ave. Dorothea M. Peters, Q-12Q-121 115 Landis Ave. Laura K. Smith, Q-12Q-084 118 Landis Ave. Deborah Holmes, Q-12Q-122 119 Landis Ave. Gabriel R. Leshner, Q-12Q-085 122 Landis Ave. Aaron M. Baginiski, Q-12Q-123 123 Landis Ave. Aaron C. & Regina B. Woodring, Q-12Q-086 204 Landis Ave. Ronald E. & Barbara H. Wetzel, Q-12Q-124 205 Landis Ave. Brian A. & Donna K. Wynkoop, Q-12Q-087 210 Landis Ave. Sharon J. Gardner, Q-12Q-125 211 Landis Ave. Delbert G. & Linda M. Oberholzer, Q-12Q-088 216 Landis Ave. John G. & Cathy M. King, Q-12Q-126 217 Landis Ave. Kevin B. & Esther L. Martin, Q-12Q-089 222 Landis Ave. Linda R. & William A. Wilson, Q-12Q-127 223 Landis Ave. David A. & Catherine H. Blubaugh, Q-12Q-090 228 Landis Ave. Joseph G. Wetzel, Q-12Q-091 234 Landis Ave. Gwendolyn A. Scott Q-12Q-128 235 Landis Ave. Rhonda Dee Basta, Q-12Q-092 242 Landis Ave. Enoch L. & Wanda L. Newlin, Q-12Q-129 243 Landis Ave. R. Eugene Fessler, Q-12Q-184 103 S. Oller Ave. Judith K. Wilson, Q-12Q-147A 104 S. Oller Ave. Michael S. & Diahn S. Stevens, Q-12Q-183 107 S. Oller Ave. John L. & Marcia A. Haley, Q-12Q-182 109 S. Oller Ave. John L. & Marcia A. Haley, Q-12Q-146 114 S. Oller Ave. Tammy L. McCardell, Q-12Q-181 117 S. Oller Ave. Jamie L. & Erica E. Yoder, Q-12Q-145 120 S. Oller Ave. Christopher E. Lecrone, Q-12Q-180 123 S. Oller Ave. Gregory A. & Jennifer R. Stoner, Q-12Q-144 204 S. Oller Ave. Richard J. & Barbara J. McManis, Q-12Q-179 205 S. Oller Ave. James C. Williams, Q-12Q-143 210 S. Oller Ave. Gary S. Decker, Q-12Q-178 211 S. Oller Ave. Betty W. Williams, Q-12Q-142 216 S. Oller Ave. Michael B. & Denise L. Lapole, Q-12Q-177 217 S. Oller Ave. Nancy K. Brake, Q-12Q-141 222 S. Oller Ave. Lorinda J. & M. Lorraine Schildt, Q-12Q-176 223 S. Oller Ave. Michael B. & Denise L. Lapole, Q-12Q-140 228 S. Oller Ave. Christopher A. Shank, Q-12Q-175 229 S. Oller Ave. James W. & Patricia A. Bryan, Q-12Q-139 234 S. Oller Ave. David E. Patterson, Q-12Q-

174 235 S. Oller Ave. Gareth M. Workman, Q-12Q-138 242 S. Oller Ave. Ruth A. Schmeit, Q-12Q-173 243 S. Oller Ave. Emily K. McLaughlin, Q-12Q-043 102 Strickler Ave. Terry L. & Linda L. Barkdoll, Q-12Q-113 105 Strickler Ave. Wayne Heights Brethren Church, Q-12Q-112 115 Strickler Ave. Michael A. & Cynthia F. Ramsey, Q-12Q-044 120 Strickler Ave. Mission Board Brethren Church, Q-12Q-111 121 Strickler Ave. James E. & Barbara A. Earley, Q-12Q-045 124 Strickler Ave. Wayne Heights Brethren Church, Q-12Q-046 204 Strickler Ave. Karen M. Leeds, Q-12Q-110 205 Strickler Ave. Ronald F. Stepler, Q-12Q-047 210 Strickler Ave. Jimmy L. & Tiffani Davis, Q-12Q-109 211 Strickler Ave. Barry L. Punt Jr., Q-12Q-048 216 Strickler Ave. Rhonda C. Borne, Q-12Q-049 222 Strickler Ave. Brian E. & Deborah S. Jacobs, Q-12Q-108 223 Strickler Ave. Kenneth M. Jr. & Judy A. Brown, Q-12Q-107 227 Strickler Ave. Jason M. & Jolene K. Burkholder, Q-12Q-050 228 Strickler Ave. Ralph S. & Ruby E. Geiman, Q-12Q-106 229 Strickler Ave. David E. & Sabrina M. Malcolm, Q-12Q-051 234 Strickler Ave. Lisa A. Neady, Q-12Q-052 242 Strickler Ave. Robert P. Brown, Q-12Q-105 245 Strickler Ave. Kenneth E. & Marie Wishard Q-12-032A. The area to be rezoned Medium Density Residential is highlighted in pink on page one of the attached Exhibit "A".

Section 2. The zoning of one 19.504 acres parcel of land as depicted on that Boundary Survey for North Welty Road LLC, prepared by R. Lee Royer & Associates Surveying, dated 2/27/18, a copy of which is labeled Exhibit "B" and attached hereto shall be changed from Low Density Residential (R-1) to Medium Density Residential (R-2) on the Zoning Map. The area to be rezoned Medium Density Residential is also highlighted in pink on page 2 of the attached Exhibit "A".

ARTICLE 3. In all other respects, the provisions of the Code of the Township of Washington, as amended, and the Township of Washington 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.

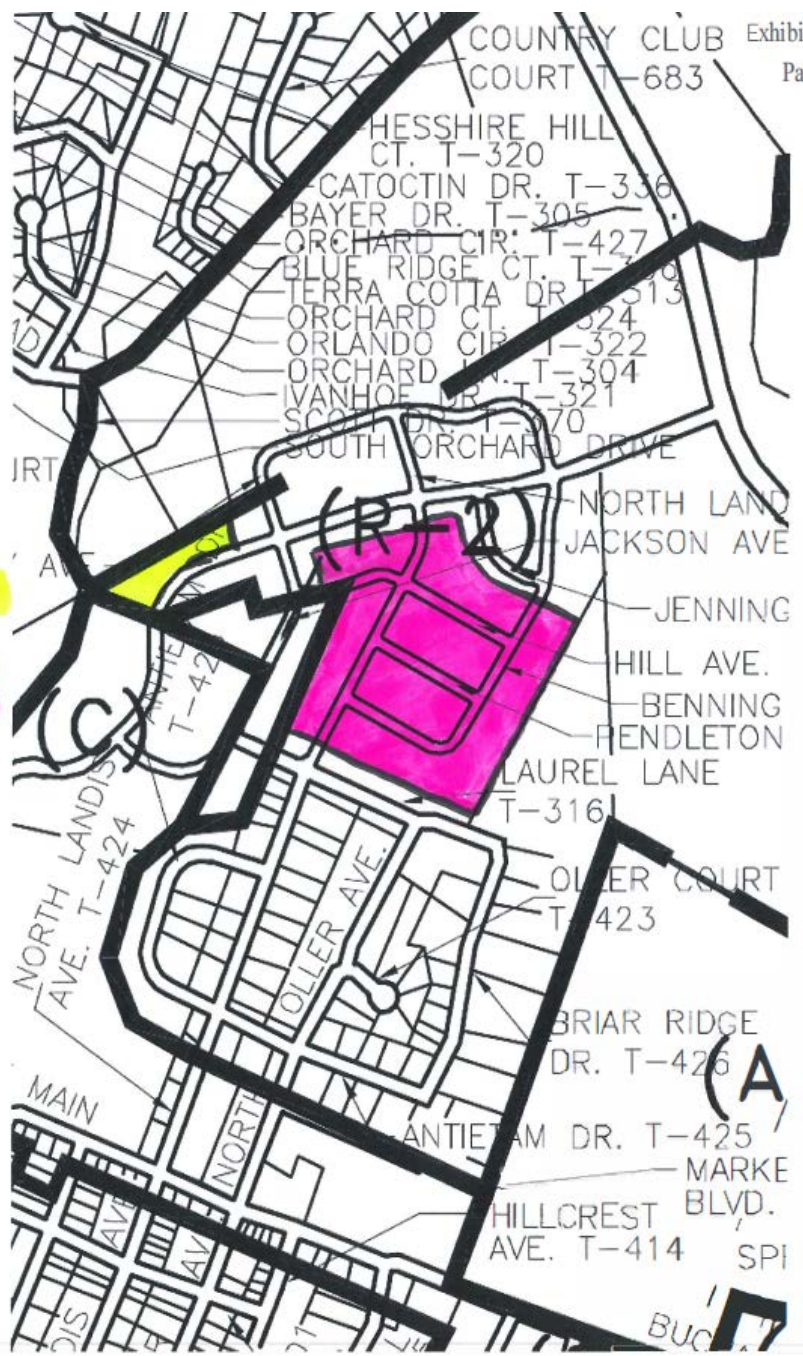
DULY ENACTED AND ORDAINED this ___ day of _____, 2018, by the Board of Supervisors of Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

**WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS
FRANKLIN COUNTY, PENNSYLVANIA**

ATTEST:

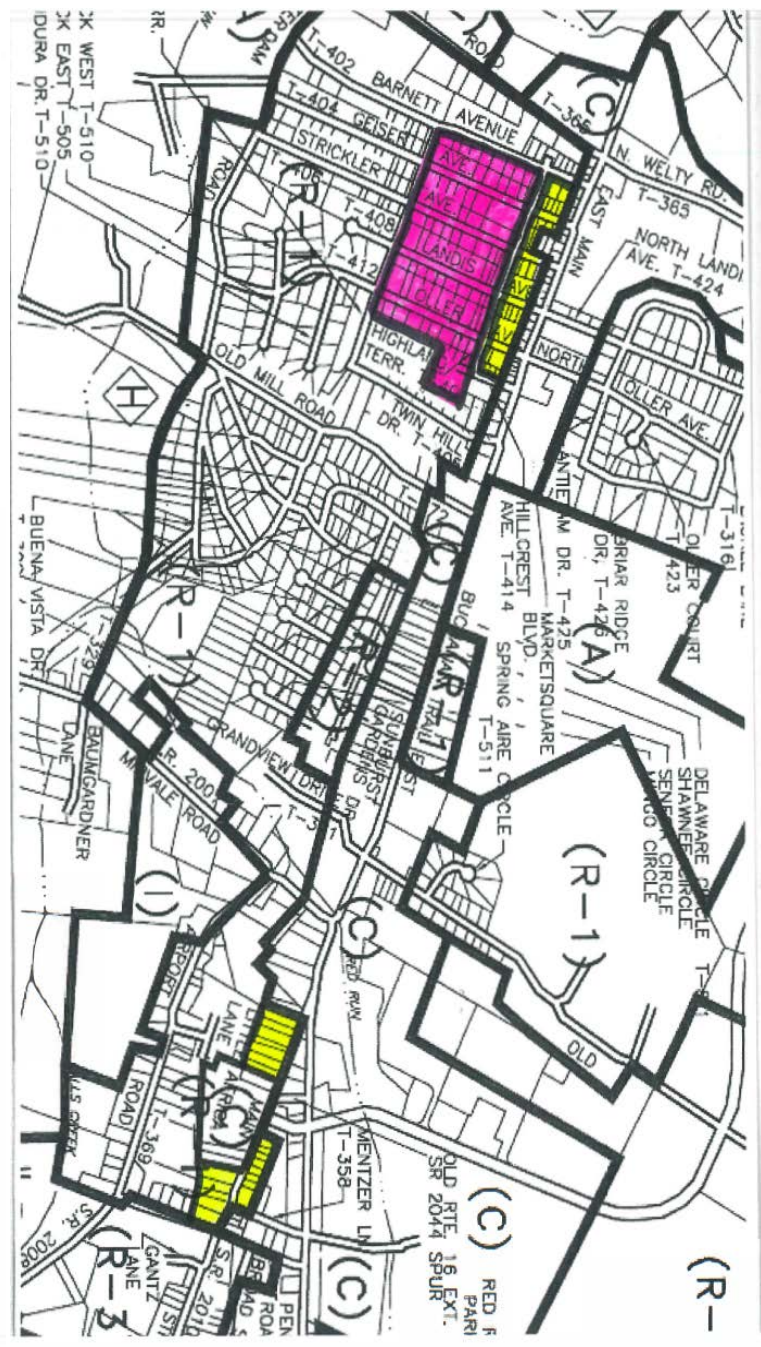
BY _____
Karen S. Hargrave, Secretary

BY _____
C. Stewart McCleaf, Chairman



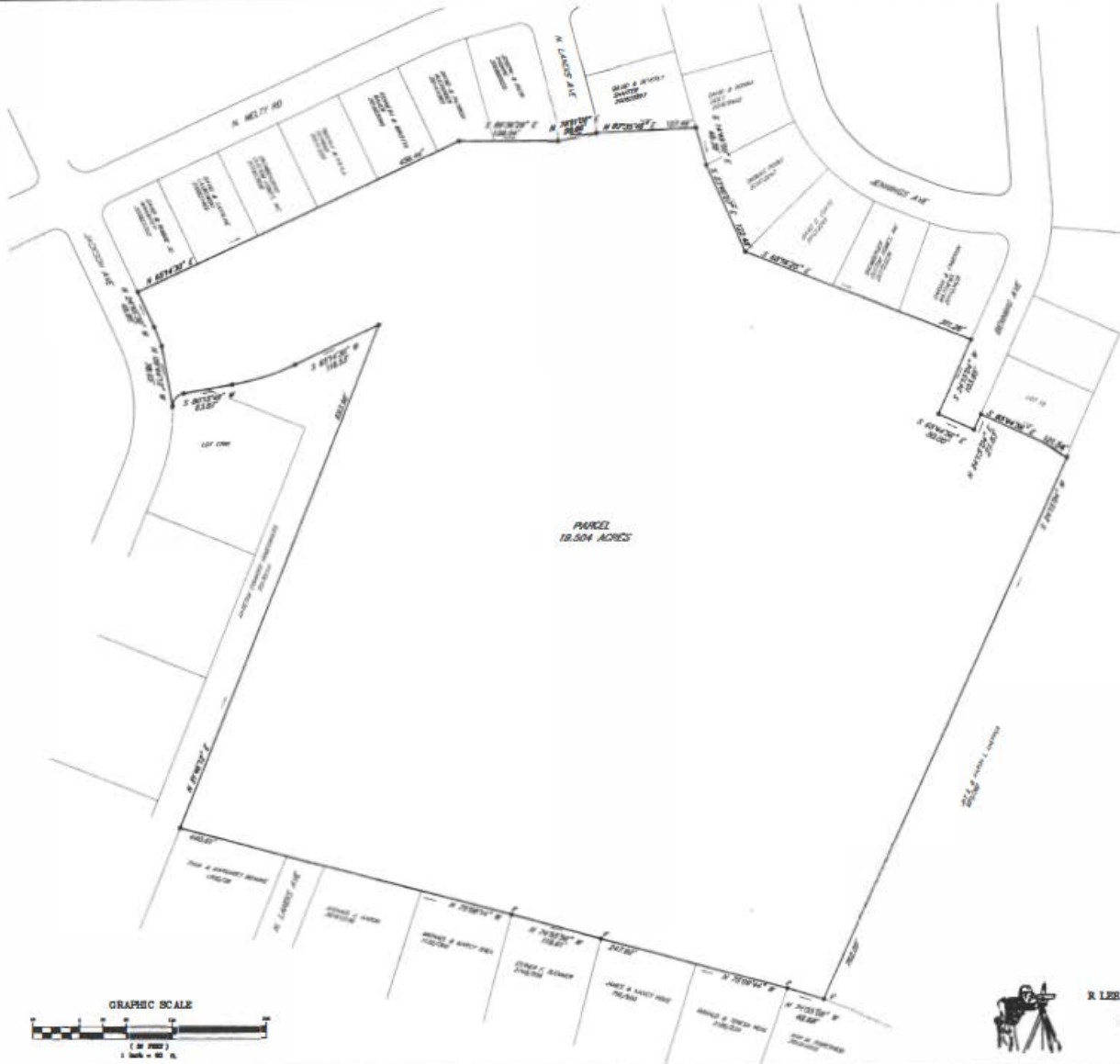
Commercial

R-2



R-2

Commercial



CALCULATED DATA	
AREA	PERCENT
19.504	100.00
19.504	100.00
19.504	100.00



BOUNDARY SURVEY
NORTH WELTY ROAD, LLC
 SITUATE IN
 WASHINGTON TOWNSHIP
 FRANKLIN COUNTY
 PENNSYLVANIA



R. LEE ROYER & ASSOCIATES
 INCORPORATED
 1000 W. 10TH STREET
 WASHINGTON TOWNSHIP
 FRANKLIN COUNTY
 PENNSYLVANIA 17060

DATE: 07-2012
 PROJECT: NORTH WELTY ROAD, LLC
 DRAWN BY: R. LEE ROYER
 CHECKED BY: R. LEE ROYER
 TITLE: BOUNDARY SURVEY
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1