

ORDINANCE NO. 27-2

**AN ORDINANCE OF CONNOQUENESSING BOROUGH, BUTLER COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 57 KNOWN AS THE ZONING ORDINANCE, CODIFIED AS CHAPTER 27 IN THE CODE OF ORDINANCES OF THE BOROUGH OF CONNOQUENESSING, SECTION 27-501, OFFICIAL ZONING MAP, TO RECLASSIFY PROPERTIES OWNED BY GERALD DONAHUE, PHYLLIS MCMASTER AND HAROLD WESTERMAN, BEING TAX MAP PARCELS S2-D57A, S2-D57F, S2-D57B, S2-D57E, FROM THE AGRICULTURAL DISTRICT TO THE COMMERCIAL DISTRICT**

WHEREAS, the Borough of Connoquenessing, Butler County, Pennsylvania (hereinafter "Borough"), enacted its Zoning Ordinance, Ordinance No. 57 with the Official Zoning Map of the Borough incorporated therein on the 5<sup>th</sup> day of May, 1991; and

WHEREAS, the Borough's Zoning Ordinance, Ordinance No. 57 and the incorporated Official Zoning Map has since been codified as Chapter 27 in the Code of Ordinances of the Borough of Connoquenessing; and

WHEREAS, Gerald Donahue owns certain real property located in the Borough known as Tax Map Parcel S2-D57A and S2-D57F; and

WHEREAS, P. McMaster owns certain real property located in the Borough known as Tax Map Parcel S2-D57B; and

WHEREAS, H. Westerman owns certain real property located in the Borough known as Tax Map Parcel S2-D57E; and

WHEREAS, Gerald Donahue petitioned the Borough to change and reclassify the zoning classification of his properties known as Tax Map Parcels S2-D57A and S2-D57F from the Agricultural District to the Commercial District; and

WHEREAS, the Borough, in considering Gerald Donahue's request for rezoning, and upon the recommendation of the Borough Planning Committee, has determined that it would be in the best interest of the Borough to, rezone parcels S2-D57A and S2-D57F owned by Gerald Donahue, as well as rezone parcel S2-D57B owned by P. McMaster and parcel S2-D57E owned by H. Westerman from the Agricultural District to the Commercial District; and

WHEREAS, the Borough has conducted a public hearing pursuant to public notice in the manner required by the Ordinance and the Municipalities Planning Code with respect to notice to parties, including adjoining property owners, the Butler County Planning Commission and the Connoquenessing Borough Planning Commission; and

WHEREAS, the Borough believes that a change in reclassification of the zoning classification of the properties known as Tax Map Parcels S2-D57A, S2-D57F, S2-D57B, S2-D57E are consistent with and shall promote, protect and facilitate the public health, safety, morals and general welfare.

NOW THEREFORE, be it ORDAINED and ENACTED and it is hereby ORDAINED and ENACTED as follows:

1. The zoning classifications of the properties within the Borough known as Tax Map Parcels S2-D57A, S2-D57F, S2-D57B, S2-D57E are changed to the commercial zoning district, subject to all of the terms and conditions applicable to said district as set forth in the Borough Zoning Ordinance at Chapter 27, Section 805.

2. The terms, conditions and general requirements of the Zoning Ordinance, Ordinance No. 57, codified as Chapter 27 of the Connoquenessing Borough Code of Ordinances, not inconsistent herewith, are hereby affirmed, restated and incorporated herein by reference.


3. If any section, subsection, sentence, or clause of this Ordinance is held, for any reason, to be invalid, illegal or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

4. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed

BE IT ENACTED AND ORDAINED, this 5th day of February, 2008

CONNOQUENESSING BOROUGH

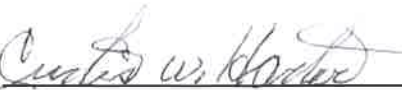
ATTEST:

  
\_\_\_\_\_  
Borough Secretary

(Borough Seal)

By:   
\_\_\_\_\_  
President

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2008

By:   
\_\_\_\_\_  
Mayor