

**TOWNSHIP OF POTTER**  
**ORDINANCE NO.   04   OF 2024**

**AN ORDINANCE AMENDING THE POTTER TOWNSHIP ZONING MAP, AS INCORPORATED BY CHAPTER 220 OF THE CODE OF ORDINANCES, KNOWN AS THE POTTER TOWNSHIP ZONING ORDINANCE, SECTION 220-10 (“ZONING MAP”), TO REZONE 25.5 ACRES OF CENTRE COUNTY TAX PIN 20-008-005H FROM PRIME AGRICULTURAL TO PLANNED COMMERCIAL-INDUSTRIAL AND TO REZONE CENTRE COUNTY TAX PIN 20-008-002A FROM PRIME AGRICULTURAL TO PLANNED COMMERCIAL-INDUSTRIAL.**

**WHEREAS**, the Township of Potter (the “Township”) is a township, a body politic and corporate, and a political subdivision of the Commonwealth of Pennsylvania, formed under the act of May 1, 1933 (P.L. 103, No. 101), presently codified at 53 P.S. §§65101-65110, as amended, known as the “Second Class Township Code”; and

**WHEREAS**, the Second Class Township Code, 53 P.S. §§ 66506, 66601, as amended, authorizes the Board of Supervisors to adopt, repeal and revise ordinances in a manner consistent with the Constitution and the laws of the Commonwealth, which it deems necessary for the proper management and control of the Township and its citizens; and

**WHEREAS**, the act of July 31, 1968 (P.L. 805, No. 247), presently codified at 53 P.S. §§ 10101-11202, as amended, known as the “Municipalities Planning Code” (hereinafter, the “MPC”), 53 P.S. §§ 10609(a) and 10607, authorize the Township’s municipal planning agency to prepare a proposed zoning ordinance amendment; and

**WHEREAS**, the MPC, 53 P.S. § 10402, as amended, requires the Township planning agency to provide recommendations relative to proposed official map amendments; and

**WHEREAS**, the Township Board of Supervisors received requests for zoning ordinances with map changes, submitted by the respective owners of Centre County Tax Parcel Identification No. 20-008-005H and Tax Parcel Identification No. 20-008-002H, situated in the Township of Potter, each of which requested a rezoning of the respective parcels, so that each will be zoned entirely Planned Commercial and Industrial, along with commensurate map changes (hereinafter, the “Rezoning Requests”); and

**WHEREAS**, the Township Board of Supervisors referred the aforementioned Rezoning Requests to the Township Planning Agency to prepare the said Ordinance Amendments and to provide recommendations

**WHEREAS**, the Township planning agency following the requirements of the MPC, 53 P.S. §§ 10402 and 10607, as amended, and prepared a draft Ordinance Amendment consistent with the Rezoning Requests, and submitted the same, along with its recommendations for both respective requested amendments to the Township Board of Supervisors; and

**WHEREAS**, the Township Official Map is incorporated into Chapter 220 of the Potter Township Code of Ordinances, the Potter Township Zoning Ordinance, at Section 220-10 (“Zoning Map”); and

**WHEREAS**, upon providing the notice required by the Second Class Township Code and the MPC, receiving recommendations from the Centre County Planning Commission, and holding a duly-noticed public hearing, the Township Board of Supervisors has met the procedural requirements for the due adoption of the proposed Ordinance Amendments;

**NOW THEREFORE**, be it enacted and ordained by the Board of Supervisors of the Township of Potter, County of Centre, Commonwealth of Pennsylvania, as follows:

- (1) The Township Official Map incorporated into the Potter Township Zoning Ordinance, at Section 220-10, is hereby amended to reflect that Centre County Tax Parcel Identification No. 20-008-005H, is and shall be rezoned to Planned Commercial-Industrial, in its entirety, consistent with the depiction attached hereto as Exhibit “A.”
- (2) The Township Official Map incorporated into the Potter Township Zoning Ordinance, at Section 220-10, is hereby amended to reflect that Centre County Tax Parcel Identification No. 20-008-002H, is and shall be rezoned to Planned Commercial-Industrial, in its entirety, consistent with the depiction attached hereto as Exhibit “B.”
- (3) The Township Official Map, incorporated into the Potter Township Zoning Ordinance at Section 220-10, as amended hereby, shall be updated accordingly, and attached hereto as Exhibit “C” no later than 60 days following the date of enactment.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2024 **BY THE POTTER TOWNSHIP BOARD OF SUPERVISORS:**

**ATTEST:**

**POTTER TOWNSHIP SUPERVISORS:**

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Secretary

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Chairman