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.

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 a request for a zoning ordinance with map changes, submitted by the owners of Centre County Tax Parcel Identification No. 20-008-005H, situated in the Township of Potter, which requested a rezoning of the parcel, to be zoned entirely Planned Commercial and Industrial, along with commensurate map changes (hereinafter, the "Rezoning Request"); 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 Request, 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, as amended hereby, shall be updated accordingly, and attached hereto as Exhibit "B" no later than 60 days following the date of enactment.

ENACTED AND ORDAINED this __3rd__ day of __September__, 2024 BY THE POTTER TOWNSHIP BOARD OF SUPERVISORS:

ATTEST:

Secretary

POTTER TOWNSHIP SUPERVISORS:

Chairman

E.

EXHIBIT A

