

**WEST MEAD TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**

Ordinance No. 2024 - _____

AN ORDINANCE TO AMEND THE WEST MEAD TOWNSHIP ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN LANDS LOCATED ON STATE ROUTE 77 TO EXPAND EXISTING LIGHT INDUSTRIAL ZONE TO INCLUDE CERTAIN ADJOINING RESIDENTIALLY ZONED PROPERTY; AND TO ADD VEHICLE REPAIR SHOP AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL ZONE

WHEREAS, a West Mead Township resident and landowner has petitioned for an amendment to the zoning classification of certain lands located on Route 77 in the Township for purposes of conforming the long time use of his property to the Light Industrial Zoning classification of surrounding properties and to add Vehicle Repair Shops as a Conditional Use in the Light Industrial Zoning Districts, and the Board of Supervisors finds that the change would be beneficial to and consistent with existing uses and plans for development within West Mead Township.

NOW, THEREFORE, be it ordained and Enacted by the Board of Supervisors of West Mead Township, Crawford County, Pennsylvania, and it is hereby ordained by and with the authority thereof as follows:

Section 1. Expansion of Light Industrial Zoning District. The Zoning Ordinance of West Mead Township, Ordinance No. 1985-1 adopted June 18, 1985, as amended, (herein referred to as the “West Mead Township Zoning Ordinance” or “Zoning Ordinance”) is hereby amended to change the zoning classification of certain land located in West Mead Township as described in Section 2 below to Light Industrial for purposes of enlarging the area within that portion of West Mead Township available for development permitted in that zoning district and providing for such development consistent with existing uses in the area with convenient access for transportation and utility services.

Section 2. Area to be Re-Zoned Light Industrial. The area of land in West Mead Township to be re-zoned to Light Industrial is described as follows:

The Light Industrial Zone that lies along the north side of State Route 77 east of its intersection with Leslie Road will be expanded to include Tax Parcel No. 3213-001, being 21648 Blooming Valley Road, as shown on the attached zoning map.

Section 3. Zoning Map Amendment. The Official Zoning Map for West Mead Township is hereby amended to incorporate the zoning change identified above and shown on the map attached hereto as Exhibits A.

Section 4. Amendment to Section 509.2 of the West Mead Township Zoning Ordinance that identifies “Conditional Uses” in the Light Industrial District.

Section 509.2 of the West Mead Township Zoning Ordinance entitled “Light Industrial, LI” is hereby amended to add “Vehicle Repair Shop” as a Conditional Use in the Light Industrial Zoning District subject to the Supplementary Regulations as set forth in Section 632 of the West Mead Township Zoning Ordinance.

Section 5. Addition of new Section 632 to Article 6 entitled “Supplementary Regulations” to add regulations for a “Vehicle Repair Shop”.

There is hereby added a new Section 632 to Article 6 of the West Mead Township Zoning Ordinance entitled “Supplementary Regulations” to provide regulations for the use of property for a Vehicle Repair Shop when permitted as a Conditional Use which shall read as follows:

Section 632. Vehicle Repair Shop. When permitted as a Conditional Use, a Vehicle Repair Shop shall comply with the following standards.

- a. Except for incidental work, all mechanical and repair work shall be performed in an enclosed building that meets Building Code requirements.
- b. All buildings, all storage areas, and all parking areas used in conjunction with the work shall meet all setback requirements.
- c. All buildings and work service areas shall be at least 100 feet from any residence on an adjoining property.
- d. All vehicle parts, all dismantled vehicles and similar materials intended for reuse shall be stored in an enclosed building or in a designated outdoor area of no more than 500 square feet, that is screened from view a solid or privacy fence that is maintained in good condition.
- e. No junk vehicles or vehicle parts, or used tires shall be stored on the property.
- f. Absent extraordinary circumstances, no more than 10 vehicles awaiting repair shall be kept on the premises at one time.

- g. All fuel, oil and similar materials shall be safely maintained in appropriate containers inside the building except that an outdoor fuel tank may be used if it meets all governmental requirements.
- h. All compressors and similar equipment shall be used inside the shop in a manner to buffer the noise from adjoining properties.
- i. The storage and handling of all equipment and materials shall be done in accord with all environmental and safety regulations.

Section 6. Remainder of Zoning Ordinance Unchanged. All other provisions of the West Mead Township Zoning Ordinance and Zoning Map, as amended, shall remain in full force and effect except as modified by these amendments.

Section 7. Repealer. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Section 8. Severability. Should any section, part or provision of this Ordinance be declared by appropriate authority to be unlawful or unconstitutional, all other terms, conditions, provisions and parts hereof, and of any Code of which this Ordinance may be or may be considered to be part, shall continue in full force and effect as if the provision declared to be unlawful or unconstitutional had been omitted as of the date of final enactment hereof.

Section 9. Effective Date. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED into law by the Board of Supervisors of West Mead Township this _____ day of _____, 2024.

WEST MEAD TOWNSHIP BOARD OF SUPERVISORS

By: _____
Chairman

By: _____
Supervisor

By: _____
Supervisor

ATTEST:

Secretary

[seal]