

**WEST MEAD TOWNSHIP**  
**CRAWFORD COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. 2005 - 1**

**AN ORDINANCE TO AMEND THE WEST MEAD TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO EXTEND THE LIGHT INDUSTRIAL ZONING DISTRICT FROM ITS PRESENT LOCATION ALONG MORGAN VILLAGE ROAD TO ENCOMPASS UNDEVELOPED LANDS BORDERED GENERALLY BY MORGAN STREET ON THE WEST, RESIDENTIAL PROPERTIES ALONG ALDEN STREET EXTENSION ON THE NORTH, RESIDENTIAL PROPERTIES ALONG LIVERMORE ROAD ON THE EAST AND RESIDENTIAL PROPERTIES ALONG WHITTIER AVENUE ON THE SOUTH, TO REVISE THE DEFINITION OF CLUBS AND LODGES, TO ADD CLUBS AND LODGES AS CONDITIONAL USES IN THE LIGHT INDUSTRIAL ZONING DISTRICT, AND TO ADD SUPPLEMENTARY REGULATIONS FOR CLUBS AND LODGES WHEN PERMITTED AS CONDITIONAL USES.**

*Whereas*, the VFW has an existing facility located in the Light Industrial Zoning District on Morgan Village Road in West Mead Township and plans to use undeveloped lands located north of its existing facility to construct a new facility to replace the old, but the land VFW plans to use is located in the Low Density Residential Zoning District where clubs are not permitted; and

*Whereas*, the VFW petitioned the Township to amend its Zoning Ordinance so that it could build a new club on its adjacent lands; and

*Whereas*, after receiving public comment on and giving consideration to various proposals, the West Mead Township Supervisors find that clubs and lodges are compatible with other uses permitted in the Light Industrial Zoning Districts by conditional use, that allowing clubs and lodges by conditional use in the Light Industrial Zoning Districts under certain conditions to protect neighboring residential uses would be consistent with the public interests of citizens of West Mead Township, and that extending the Light Industrial Zoning District to the undeveloped lands lying north and west of the existing Light Industrial Zone along Morgan Village Road to an area with direct access to Morgan Street would be consistent with the public interests of the citizens of West Mead Township,

*Now Therefore*, BE IT ORDAINED AND ENACTED by the Supervisors of West Mead Township and it is hereby Ordained and Enacted by and with the authority thereof as follows:

**Section 1. Light Industrial Zoning District Expansion.** The Zoning Ordinance of West Mead Township, Ordinance No. 1985-1, as adopted June 18, 1985 and as thereafter amended, referred to in this Ordinance as "West Mead Township Zoning Ordinance" is hereby amended to change the zoning district of certain lands in West Mead Township, Crawford County, which are described in Section 2 below, from Low Density Residential to Light Industrial for purposes of expanding the Light Industrial Zoning District to include additional lands for purposes of accommodating further development consistent with uses permitted in the Light Industrial Zone.

**Section 2. Area of Land to be Rezoned Light Industrial.** The area of land to be rezoned to Light Industrial is generally described as follows: An area bounded on the west by Morgan Street; on the south by property owned by the Housing Authority of the City of Meadville which lies along the north side of Whittier Avenue and the existing Light Industrial Zoning District; on the east by lands of Bazylak which lie on Livermore Road; and on the north by lands of various residences fronting on Alden Street Extension and lands of McAfoose, consisting of portions of lands owned by the VFW and identified by Crawford County "Tax Assessment Nos. 3224-001 & 002, all of which are specifically shown on the map, a copy of which is attached as Exhibit A, and is incorporated herein by reference.

**Section 3. Zoning Map Amended.** The official zoning map for West Mead Township is hereby amended to incorporate the zoning change shown on the map attached hereto as Exhibit A.

**Section 4. Amend Definition of Club.** The definition of "club" as set forth in Section 300 of the West Mead Township Zoning Ordinance is amended to read as follows:

Club or Lodge. An establishment operated for social, recreational or educational purposes by a non-profit organization open only to members and their guests, and not to the public. It shall not include any commercial or for-profit enterprise.

**Section 5. Add Clubs and Lodges as Conditional Use in Light Industrial Zoning District.** Section 509.2 of the West Mead Township Zoning Ordinance, the Conditional Use Section for the Light Industrial Zoning District (**LI**), is hereby amended to add a new subsection p. to read as follows:

**P.** Clubs or Lodges:

**Section 6. Add Supplementary Regulations for Clubs and Lodges.** There is hereby added a new Section 631 to Article 6 of the West Mead Township Zoning Ordinance entitled Supplementary Regulations which shall read as follows:

**Section 631. Clubs and Lodges Regulations.** Where permitted as a conditional use, a club or lodge shall meet the following standards in addition to the standards for conditional uses as set forth in Article 9 of this Ordinance:

- a. Access to the club or lodge must be by way of a suitable and safe vehicular access from a public street.
- b. Buffers meeting the requirements of Section 620 of this Ordinance must be provided between lands on which a club or lodge, its parking areas, and its recreational areas are located, and lands located in a Residential Zoning District (LDR or MDR) or lands on which residences are located.

- c. The location and design of the club or lodge should be compatible with and preserve the character of adjacent residences.
- d. Any outdoor lighting shall be designed to prevent glare and interference with adjoining residences.

**Section 7. Remainder of Zoning Ordinance Unchanged.**

All other provisions of Ordinance No. 1985-1 known as the Zoning Ordinance of West Mead Township, as amended, shall remain in full force and effect except as modified by these amendments.

**Section 8. Repealer.** All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**Section 9. 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 10. 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 9th day of August, 2005.

**West Mead Township Board of Supervisors**

By: Walter R. Young  
**Chairman**

By: Jim J. Bartle  
**Supervisor**

By: \_\_\_\_\_  
**Supervisor**

**Attest:**  
 By: Lee M. Dunlop  
**Secretary**  
 [Seal]

City of Meadville

City of Meadville

ALDEN STREET EXTENSION

MORGAN STREET

WHITTIER AVE

T. 902  
STAR ST.

T. 900  
TREMONT ST.

T. 981  
RENDER AVE.

FIRST ST.

SECOND ST.

RAVINE ST.

T. 983

T. 882

T. 505

MORGAN ST.

350

WILLIAMSON ROAD

BARTON ROAD

T. 513

West Mead  
Township  
Building



Area to be rezoned from Low Density Residential to Light Industrial



Low Density Residential



Light Industrial

