

LANCASTER TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 2012-06

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF LANCASTER TOWNSHIP, AS AMENDED, BY REZONING A TRACT OF LAND LOCATED BETWEEN THE CENTERLINE OF PROPOSED RELOCATED BARBARA STREET AND PROPOSED WABANK ROAD TO THE MUNICIPAL BOUNDARY LINE BETWEEN MILLERSVILLE BOROUGH AND LANCASTER TOWNSHIP FROM LOCAL COMMERCIAL DISTRICT (LC) TO RESIDENTIAL DISTRICT R-1 AND BY REZONING A TRACT OF LAND LOCATED BETWEEN THE CENTERLINE OF PROPOSED WABANK ROAD TO THE SOUTHERN BOUNDARY OF PROPOSED WABANK ROAD FROM LOCAL COMMERCIAL DISTRICT (LC) TO CAMPUS/OPEN SPACE DISTRICT (S).

IT IS HEREBY ENACTED AND ORDAINED, by the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, that the Zoning Ordinance of Lancaster Township, as amended, is further amended as follows:

Section 1. That the zoning classification of a tract of land located between the centerlines of proposed Wabank Road and proposed relocated Barbara Street to the municipal boundary line between Millersville Borough and Lancaster Township, in Lancaster Township, Lancaster County, Pennsylvania, be changed from the Local Commercial District (LC) to the Residential District R-1, said tract being depicted on Exhibit 1 and more fully described as follows:

All that certain portion of land in Lancaster Township, Lancaster County, Pennsylvania, identified as "Area "A" Rezoning 0.01 Ac.", as shown on a plan titled "Exhibit "C" for Plan of Property to be Rezoned", prepared by Light-Heigel & Associates, Inc., dated June 26, 2012, Drawing No. PA11-0446, being a portion of lands now or formerly of Penn Manor School District, as described in Deed Book "A", Vol. 57, at Page 69, and a portion of Barbara Street (relocated), being more particularly described as follows:

Beginning at a point at the centerline intersections of Barbara Street (relocated) (50' R/W) with Wabank Road (60' R/W), at a corner common to Area "B" 0.9 Ac. and on the line of Area "C" Rezoning 0.7 Ac. of the herein described plan; thence, along the centerline of Barbara Street (relocated) and Area "C", and a arc of curve to the left, having a radius of 225.00', a delta angle of 28°30'14", an arc length of 111.93', a chord bearing and length of S51°47'23"W, 110.78', and a tangent length of 57.15' to a point on the municipal boundary line between Millersville Borough and Lancaster Township; thence, along the municipal boundary line the following two (2) directions and distances: 1) in a northerly direction, 115' (more or less) to a point; thence, 2) in a easterly direction, 35' (more or less) to a point on the centerline of Barbara Street (relocated); thence, along the centerline of Barbara Street (relocated), and Area "B", S23°57'29"E, 53.60' to the Point of Beginning, containing 0.1 acres (more or less).

Section 2. That the zoning classification of a tract of land located between the centerline of proposed Wabank Road and the southern boundary of proposed Wabank Road in Lancaster Township, Lancaster County, Pennsylvania, be changed from the Local Commercial District (LC) to the Campus/Open Space District(S), said tract being depicted on Exhibit 1 and more fully described as follows:

All that certain portion of land in Lancaster Township, Lancaster County, Pennsylvania, identified as "Area "C" Rezoning 0.7 Ac.", as shown on a plan titled "Exhibit "C" for Plan of Property to be Rezoned", prepared by Light-Heigel & Associates, Inc., dated June 26, 2012, Drawing No. PA11-0446, being a portion of lands now or formerly of Penn Manor School District, as described in Deed Book "A", Vol. 57, at Page 69, and a portion of Barbara Street (relocated) and Wabank Road, being more particularly described as follows:

Beginning at a point at the centerline intersections of Barbara Street (relocated) (50' R/W) with Wabank Road (60' R/W), at a corner common to Area "A" Rezoning 0.1 Ac. and Area "B" 0.9 Ac. of the herein described plan; thence, along the centerline of Wabank Road and Area "B" the following four (4) courses and distances: 1) along an arc of curve to the right, having a radius of 225.00', a delta angle of 25°17'20", an arc length of 99.31', a chord bearing and length of N78°41'10"E, 98.50', and a tangent length of 50.48' to a point; thence, 2) S88°40'10"E, 180.35' to a point; thence, 3) along an arc of curve to the left, having a radius of 300.00', a delta angle of 40°37'07", an arc length of 212.68', and a chord bearing and length of N71°01'17"E, 208.25', and a tangent length of 111.03' to a point; thence, 4) N50°42'43"E, 136.76' to a point; thence, leaving the centerline of Wabank Road and through the right-of-ways of Wabank Road and Millersville Road (SR 0741) the following two (2) directions and distances: 1) in a easterly direction, 41' (more or less) to a point; thence, 2) in a northeasterly direction, 88' (more or less) to a point on the centerline of Millersville Road; thence, along the centerline of Millersville Road, in a southeasterly direction, along an arc of curve to the left, 79' (more or less) to a point; thence, leaving the centerline of Millersville Road, in a southwesterly direction, 30' (more or less) to a point on the southern right-of-way line of Millersville Road; thence, along a transition curve between Millersville Road and the southern right-of-way line of Wabank Road, having an arc of curve to the left, 100' (more or less) to a point; thence, along the southern right-of-way line of Wabank Road, the following four (4) directions and distances: 1) in a southwesterly direction, 114' (more or less) to a point; thence, 2) in a southwesterly direction, 107' (more or less) to a point; thence, 3) along an arc of curve to the right, 330' (more or less) to a point; thence, 4) in a westerly direction, 180' (more or less) to a point; thence, along the southern right-of-way line of Wabank Road and Barbara Street (relocated), along an arc of curve to the left, 195' (more or less) to a point; thence, in westerly direction, through the right-of-way of Barbara Street (relocated), 11' (more or less) to a point on the municipal boundary line between Lancaster Township and Millersville Borough; thence, through the right-of-way of Barbara Street (relocated) and along the municipal boundary line, in a northerly direction, 85' (more or less) to a point on the centerline of Barbara Street (relocated); thence, along an arc of curve to the right, having a radius of 225.00', a delta angle of 28°30'14", an arc length of 111.93', a chord bearing and length of N51°47'23"E, 110.78', and tangent length of 57.15' to the Point of Beginning, containing 0.7 acres (more or less).

Section 3. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

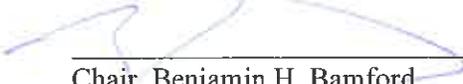
Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 5. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of Lancaster Township, County of Lancaster, Commonwealth of Pennsylvania.

ORDAINED AND ENACTED as an Ordinance this twelfth (12th) day of November, 2012.



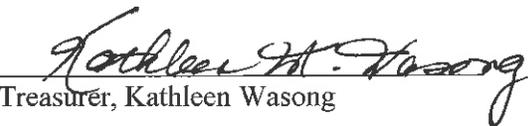
**BOARD OF SUPERVISORS OF
LANCASTER TOWNSHIP**


Chair, Benjamin H. Bamford


Vice Chair, Thomas H. Schaller

ATTEST:


Secretary, William M. Laudien


Treasurer, Kathleen Wasong