

BOROUGH OF SUGARCREEK

ORDINANCE NO. 275 OF 2013

AN ORDINANCE OF THE BOROUGH OF SUGARCREEK AMENDING ORDINANCE NO. 111 OF 1986, THE ZONING ORDINANCE OF THE BOROUGH OF SUGARCREEK, AS AMENDED, IN ORDER TO ADD WHOLESALE BUSINESS AS A PERMITTED USE IN A C-1 COMMERCIAL DISTRICT.

WHEREAS, the Sugarcreek Borough Planning Commission entered upon its duties at the request of the Council of the Borough of Sugarcreek, and, after proper study and due reference to the Sugarcreek Borough Comprehensive Plan, at its public meeting held on January 23, 2013, recommended an amendment to the Zoning Ordinance of the Borough of Sugarcreek to include wholesale business as a permitted use in a C-1 Commercial District; and

WHEREAS, in accordance with Section 10609 of the Municipalities Planning Code, the Council of the Borough of Sugarcreek submitted for recommendations the proposed zoning ordinance amendment to the Venango County Planning Commission at least thirty (30) days before the public hearing; and

WHEREAS, by letter dated January 31, 2013, the Venango County Planning Commission recommended that the Council of the Borough of Sugarcreek approve the requested amendment; and

WHEREAS, the Council of the Borough of Sugarcreek held a public hearing on the proposed zoning ordinance amendment on February 6, 2013, after notice of said hearing was published once each week for two (2) consecutive weeks in the Franklin News-Herald with the first publication occurring at least fourteen (14) days, but not more than thirty (30) days, prior to the public hearing in accordance with Section 10609 of the Municipalities Planning Code and Section 804 of the Zoning Ordinance of the Borough of Sugarcreek; and

WHEREAS, after the public hearing, notice was published by the Council of the Borough of Sugarcreek in accordance with Section 10610 of the Municipalities Planning Code and Section 3301.2 of the Borough Code of its intention to enact this ordinance at its regularly scheduled meeting on February 20, 2013.

BE IT ORDAINED AND ENACTED, by the Council of the Borough of Sugarcreek, Venango County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

Section One: Section 304 of Ordinance No.111 of 1986, the Zoning Ordinance of the Borough of Sugarcreek, as amended, be, and is hereby, amended to include in Table 304(A), C-1 Commercial District, Permitted Uses, the following use:

"4. Wholesale Business."

Section Two : All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

Section Three: In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Council of the Borough of Sugarcreek that the remainder of this Ordinance shall be and shall remain in full force and effect.

Section Four: This Ordinance shall become effective immediately.

APPROVED this 20th day of February, 2013.

ATTEST:

By 
Borough Secretary

Voting For: 4

Voting Against: 0

BOROUGH OF SUGARCREEK

By 
President of Council

By 
Mayor