

**TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE 2023-03

AN ORDINANCE TO AMEND THE EAST COCALICO TOWNSHIP OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTIES AND PORTIONS THEREOF TO THE SUBURBAN RESIDENTIAL ZONE (R-1) AND TO THE LIGHT INDUSTRIAL ZONE (I-1).

WHEREAS, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

NOW, THEREFORE, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

- A. The Official Zoning Map of East Cocalico Township, set forth in the Code of the Township of East Cocalico, §220-8, is amended to rezone portions of Tax Parcel Numbers 080-64481-0-0000, 080-52640-0-0000, 080-84170-0-0000, as depicted on Exhibit A and as further described in Exhibit B, attached hereto, from the Suburban Residential Zone (R-1) and General Commercial Zone (C-1) to the Light Industrial Zone (I-1).
- B. The Official Zoning Map of East Cocalico Township, set forth in the Code of the Township of East Cocalico, §220-8, is amended to rezone portions of Tax Parcel Numbers 080-84170-0-0000, 080-52640-0-0000, and 080-64481-0-0000 as depicted on Exhibit C and as further described in Exhibit D, attached hereto, from the General Commercial Zone (C-1) to the Suburban Residential Zone (R-1).

SECTION II

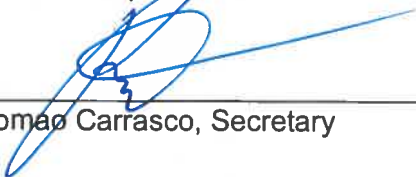
- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 19th day of October, 2023.

FOR EAST COCALICO TOWNSHIP

By: 

Lorenzo Bonura, Chair
Board of Supervisors

Attest: 

Roman Carrasco, Secretary

EXHIBIT B

Prepared by Hershey Surveying, Inc.
May 5, 2023
Exhibit "B"

Legal Description
Re-Zoning of lands over lands of
Memory Gardens, Inc.

ALL THAT CERTAIN tract of land situate northeast of Wabash Road, T-670, and north of North Reading Road, S.R. 0272, in East Cocalico Township, Lancaster County, Pennsylvania; and shown on Exhibit "A", attached hereto; a Re-Zoning Exhibit for 830 North Reading Road, prepared by Pioneer Management, LLC., dated May 5, 2023 and being more fully bounded and described as follows:

BEGINNING AT A POINT, the northwest corner of lands, now or formerly, of Warren E. & Christine E. Hoover, said point also being in line of lands, now or formerly, of Cherry Place Properties, LP; thence extending along the lands, now or formerly, of Warren E. & Christine E. Hoover and along lands, now or formerly, of Cherry Place Properties, LP, S16°43'28"E, 178.54' to a point in or near the centerline of North Reading Road, S.R. 0272; thence extending in or along the centerline of North Reading Road, S.R. 0272 on a line curving to the left, having a radius of 5,729.65', an arc length of 541.58', and a chord bearing of S70°42'43"W, 541.38' to a point in line of Wabash Road, T-670, thence extending in and along Wabash Road, T-670, the following two courses and distances; 1) N47°17'10"W, 200.09' to a point, a corner of lands, now or formerly, of CMS East, Inc, and 2) N46°26'56"W, 118.76' to a point; thence extending over lands, now or formerly, of CMS East, Inc, and over lands, now or formerly, of Memory Gardens, Inc., respectively, N43°45'01"E, 311.15' to a point; thence extending over lands, now or formerly, of Memory Gardens, Inc., the following two courses and distances; 1) N46°32'22"W, 203.03' to a point, and 2) N43°27'38"E, 971.85' to a point in line of lands, now or formerly, of Hardi, LLC.; thence extending along lands, now or formerly, of Hardi, LLC., and along lands, now or formerly, of Pfautz Hill Farm, LLC, respectively, S46°32'22"E, 726.00' to a point, a corner of lands, now or formerly, of KGM Properties, LLC; thence extending along the lands, now or formerly, of KGM Properties, LLC, and along lands, now or formerly, of Bernard C. & Norma-Lee Morrissey, respectively, S40°00'44"W, 467.29' to a point, a corner of lands, now or formerly, of Warren E. & Christine E. Hoover; thence extending along the lands, now or formerly, of Warren E. & Christine E. Hoover, S73°26'46"W, 281.80' to the POINT OF BEGINNING.

CONTAINING: 18.808 Acres

EXHIBIT C

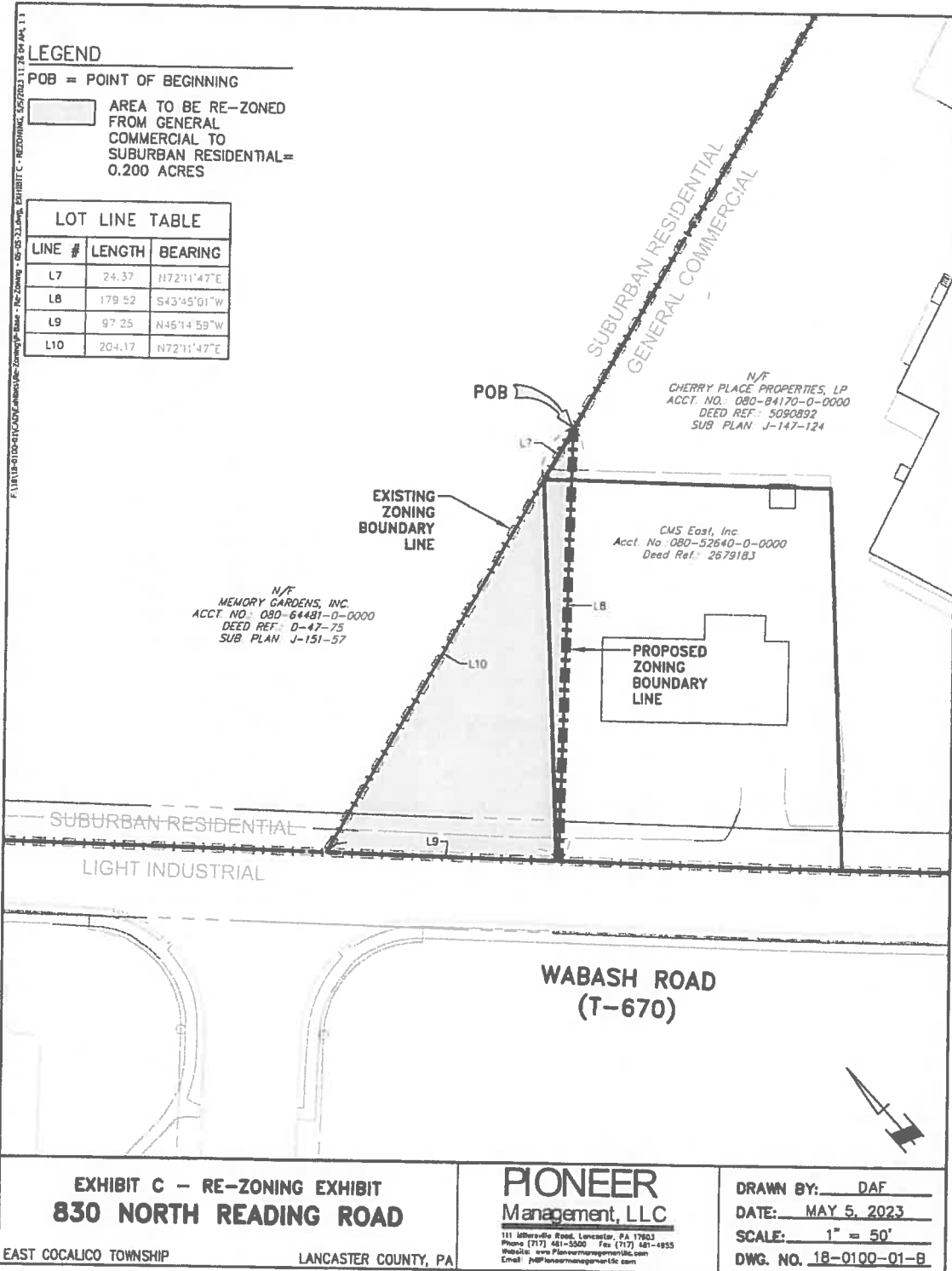


EXHIBIT D

Prepared by Hershey Surveying, Inc.
March 21, 2023
Exhibit "D"

Legal Description
Re-Zoning of lands over lands of
Memory Gardens, Inc.
Cherry Place Properties, LP.
CMS East, Inc.

ALL THAT CERTAIN tract of land situate northeast of Wabash Road, T-670, in East Cocalico Township, Lancaster County, Pennsylvania; and shown on Exhibit "C", attached hereto; a Re-Zoning Exhibit for 830 North Reading Road, prepared by Pioneer Management, LLC., dated March 16, 2023 and being more fully bounded and described as follows:

BEGINNING AT A POINT, in line of lands of Cherry Place Properties, LP., said point being located $N72^{\circ}11'47''E$, 545.35' from the northeast corner of lands, of Cherry Place Properties, LP.; thence extending over lands, of Cherry Place Properties, LP. and CMS East, Inc., respectively, $S43^{\circ}45'01''W$, 179.52' to a point in line of lands of CMS East, Inc., said point also being situated in the northern cartway of Wabash Road, T-670 ; thence extending in the northern cartway of Wabash Road, T-670, along lands, of CMS East, Inc. and Memory Gardens, Inc., respectively, $N46^{\circ}14'59''W$, 97.25' to a point in line of lands of Memory Gardens, Inc.; thence extending over lands of Memory Gardens, Inc. $N72^{\circ}11'47''E$, 204.17' to the POINT OF BEGINNING.

CONTAINING: 0.200 Acres