

TOWNSHIP OF EPHRATA

LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 281

AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP ZONING MAP BY REZONING FROM INDUSTRIAL (I) TO COMMERCIAL (C) APPROXIMATELY 5.75 ACRES OF LAND LOCATED ALONG NORTH READING ROAD AND CHURCH AVENUE.

IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors for the Township of Ephrata, Lancaster County, Pennsylvania, as follows:

SECTION 1: The Zoning Ordinance of Ephrata Township, Section 202, Zoning Map, is hereby amended by changing the zoning classification for the land depicted on the map attached as Exhibit "A" and described in the legal description attached as Exhibit "B" from the Industrial (I) district to the Commercial (C) district. The area to be rezoned includes four tracts of land commonly known as 471 North Reading Road (Parcel No. 270-70173-0-0000), 475 North Reading Road (Parcel No. 270-02572-0-0000) and 494 Church Road (Parcel No. 270-89021-0-0000), all three of which are owned by 471 North Reading Road, LLC, and 477 North Reading Road, which is owned by Shree Ganesh Real Estate Holdings, LP.

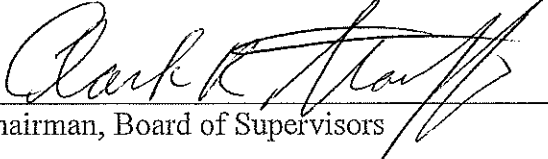
SECTION 2: The Secretary of the Township is directed to change, and duly certify, the Ephrata Township Zoning Map so as to effectuate the reclassification of the tracts of land identified in Section 1.

SECTION 3: All other sections, parts and provisions of the Ephrata Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

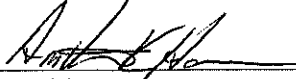
SECTION 4: This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Ephrata as provided by law.

DULY ENACTED AND ORDAINED this 7th day of March, 202~~2~~³, by the Board of Supervisors of the Township of Ephrata, Lancaster County, Pennsylvania, in public session duly assembled.

TOWNSHIP OF EPHRATA

By: 
Chairman, Board of Supervisors

ATTEST:


Township Secretary
(Township Seal)

CERTIFICATE

I, the undersigned, (Assistant) Secretary of the Township of Ephrata, Lancaster County, Pennsylvania ("Township") certify that: The foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township which duly was enacted by affirmative vote of a majority of the members of the Board of Supervisors of the Township of Ephrata at a meeting duly held on the 7th day of March, 2023; that such Ordinance has been duly recorded in the Ordinance Book of the Township; such Ordinance has been duly published as required by law; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of Ephrata met the advance notice and public comment requirements of the Sunshine Act, 65 Pa.C.S. §701 et seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township of Ephrata or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to enacting such Ordinance.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of Ephrata, this 7th day of March, 2023


(Assistant) Secretary

[TOWNSHIP SEAL]