GEISTOWN BOROUGH, CAMBRIA COUNTY

ORDINANCE NO. 546

AN ORDINANCE OF THE BOROUGH OF GEISTOWN, CAMBRIA COUNTY, PENNSYLVANIA AMENDING THE ZONING MAP OF BOROUGH.

WHEREAS, Geistown Borough (“Borough”) has received a request from the Richland Township Fire Department for the reclassification of a portion of their property comprising Tax Parcel 32-032.-101.000 at 631 Lamberd Avenue; and

WHEREAS, presently Tax Parcel 32-032.-101.000 is split zoned with approximately ¾ in the C-Commercial District and approximately ¼ in the R-2b Residential District as per the Official Zoning Map as enacted by Zoning Ordinance No. 541, adopted on April 13, 2022; and

WHEREAS, given the land use profile of Lamberd Avenue and the adjoining properties it is highly unlikely that the portion zoned R-2b would be developed for residential use; and

WHEREAS, a consistent Commercial zoning designation for the entire parcel provide for sound land use planning in the use of this property; and

WHEREAS, the Geistown Borough Planning Commission (GBPC) has reviewed the request and recommended approval of classifying the entire property into the C-Commercial District; and

WHEREAS, the Cambria County Planning Commission (CCPC) has reviewed the request and determined that it is consistent with the intent and purpose of land use goals contained in the *Alleghenies Ahead Regional Comprehensive Plan;* and

WHEREAS, the Borough wishes to follow the recommendation of the GBPC and the CCPC and believes that rezoning the parcel into one (1) zoning district is a best practice because commercial uses appear to be the most logical for this parcel; and

THEREFORE, BE IT ENACTED AND ORDAINED by the Borough of Geistown, Cambria County Pennsylvania, as follows:

1. The Official Zoning Map of Geistown Borough shall be amended to change the split zoned parcel known as Cambria County Map Number 32-032.-101.000 into the C-Commercial District consistent with Zoning Map attached hereto as Appendix A.
2. Except as provided herein, the Official Zoning Map of Geistown shall remain unchanged.
3. A copy of newly amended Zoning Map of Geistown Borough is attached hereto (as Appendix B).
4. This Ordinance shall not amend any language of the Borough’s Zoning Ordinance No. 541.
5. This Ordinance shall become effective immediately upon its passing.

ORDAINED AND ENACTED this day of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2024, by Borough Council of Geistown Borough.

ATTEST: BOROUGH OF GEISTOWN

Karen Giebfried Donald P. Scott, President

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Kim Mock, Mayor