

TOWNSHIP OF NESHANNOCK, LAWRENCE COUNTY  
NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NESHANNOCK WILL HOLD A PUBLIC HEARING ON WEDNESDAY, FEBRUARY 28, 2024 AT 7:00 P.M. TO CONSIDER A NEW ZONING ORDINANCE AT A MEETING TO BE HELD AT THE TOWNSHIP OF NESHANNOCK MUNICIPAL BUILDING 3131 MERCER ROAD, NESHANNOCK TOWNSHIP, PENNSYLVANIA. THE NEW ZONING ORDINANCE IS PENDING AND WILL BE CONSIDERED FOR ADOPTION AT THE BOARD OF SUPERVISORS REGULAR MEETING ON APRIL 17, 2024.

A title and summary of the proposed ordinance is as follows:

**ORDINANCE NO. 2024-2**

**TOWNSHIP OF NESHANNOCK, LAWRENCE COUNTY, PA**

**AN ORDINANCE REPLACING ORDINANCE NO. 2013-2 AS AMENDED, “THE ZONING ORDINANCE,” AND AMENDING THE MUNICIPAL ZONING MAP TO CREATE THE ROUTE 18 ZONING OVERLAY IMPACTING PROPERTIES IN THE C-1 AND C-2 COMMERCIAL DISTRICTS ALONG ROUTE 18, RENAMING THE A-1 AGRICULTURAL DISTRICT TO THE R-1-A RESIDENTIAL/AGRICULTURE DISTRICT, MODERNIZING AND EXPANDING PERMITTED USES, AND UPDATING PROVISIONS FOR SIGNAGE.**

**SOLICITOR’S SUMMARY OF PROPOSED TOWNSHIP OF NESHANNOCK  
ORDINANCE NO. 2024-2**

The Township has completed a review of its zoning map and has assembled comments and input from the Planning Commission, consultants, and the public, and as a result has proposed the creation of the Route 18 Overlay District to spur economic growth along the vital Route 18 corridor that provides the Township with shopping, personal, professional, and medical services, and employment opportunities, while maintaining a character unique to Neshannock Township by ensuring provisions for building design standards, landscaping and screening, and various other elements that add to a location’s character and protect the District from ready-made architecture. Further, the A-1 Agricultural District has been renamed the R-1-A Residential/Agriculture District to more fully and accurately reflect the existing and future land uses in that District.

The zoning amendments proposed herein take into account the Municipality’s comprehensive plan and the Pennsylvania Municipalities Planning Code and are consistent with the neighborhood and surrounding zoning districts. The proposed Zoning Ordinance also provides for repeal of inconsistent ordinance provisions and severability. The proposed Zoning Ordinance text changes and map changes are more fully described in the proposed Zoning Ordinance and attached map exhibits available for inspection during regular business hours at the Municipal Offices from 8:30 am to 4:00 pm Monday through Friday and on the Neshannock Township

Website. This proposed Ordinance may be considered for adoption at the April 17, 2024, Regular Meeting of the Neshannock Township Board of Supervisors following the Public Hearing to be held on February 28, 2024, at 7:00 pm at the Municipal Building. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Public Hearing, please contact the Township Administration Offices at (724) 658-4972. Notification 48 hours prior to the meeting will enable the Township to make reasonable arrangements to ensure accessibility to this meeting.

Leslie S. Bucci, Secretary  
Neshannock Township  
Board of Supervisors

Legal Notice: February 5, 2024 February 12, 2024  
Proof of Publication Requested