

ORDINANCE NO. 2000 - 01

**AN ORDINANCE OF THE TOWNSHIP OF BETHEL, BERKS COUNTY, PENNSYLVANIA TO AMEND THE OFFICIAL ZONING MAP TO EXTEND THE BOUNDARIES OF THE INDUSTRIAL - COMMERCIAL ZONING DISTRICT IN THE AREA OF THE INTERSECTION OF STATE ROUTE 501 AND INTERSTATE 78.**

The Board of Supervisors of the Township of Bethel, Berks County, Pennsylvania hereby finds and determines as follows:

1. The Bethel Zoning Ordinance of 1997 and the Official Zoning Map of the Bethel Township establishes an Industrial-Commercial zoning district to the north and west of the village of Bethel in the area of the intersection of Interstate 78 and State Route 501.

2. Smith Land and Improvement Corporation is the record owner of one (1) tract of land and the equitable owner of an additional tract of land located to the west of State Route 501 and to the north of Interstate 78 and to the north and west of the existing Industrial-Commercial zoning district.

3. Smith Land and Improvement Corporation, joined by T. John Bicksler, John R. Bicksler, James R. Herrington, Janice M. Herrington, Claude M. Herrington, Blanche L. Herrington, Dennis Ulrich, Martha A. Klahr, Leo Rudy and Helen Rudy, all owners of land located in close proximity to the existing Industrial Commercial zoning district, petitioned the Board of Supervisors to rezone a total of ten (10) adjoining tracts of land, nine of which are located to the north of Interstate 78 and west of State Route 501, and one tract located to the east of State Route 501, containing approximately 410 acres, from Rural Residential, Rural and Environmental Protection zoning districts to Industrial Commercial zoning.

4. After a public hearing held March 20, 2000 on the joint petition to rezone, the Board of Supervisors, with one supervisor absent, voted unanimously to grant the joint petition of Smith Land and Improvement Corporation, T. John Bicksler, John R. Bicksler, James R. Herrington, Janice M. Herrington, Claude M. Herrington, Blanche L. Herrington, Dennis Ulrich, Martha A. Klahr, Leo Rudy and Helen Rudy, to rezone approximately 403 acres of the 10 tracts from Rural and Rural Residential to Industrial Commercial zoning, but to

exclude all areas presently zoned Environmental Protection from the rezoning.

The Board of Supervisors of the Township of Bethel, Berks County, Pennsylvania therefore enacts and ordains:

**Section 1. Extend Industrial-Commercial Zoning District.**

The Township of Bethel Official Zoning Map is amended to extend the boundaries of the Industrial-Commercial Zoning District in the area of the intersection of Interstate 78 and State Route 501 as follows:

**BEGINNING** at a point at the centerline intersection of Klahr Road and Schubert Road; thence in a westerly direction along the center of Schubert Road and the center of Schubert Road Extended, being the northern line of Zoning District I-C (Industrial-Commercial) on the existing Bethel Township Zoning Map, a distance of eight hundred fifteen feet, more or less (815'±) to a point; thence in a southerly direction along the western line of said Zoning District I-C, crossing Brown Road, a distance of six hundred twenty feet, more or less (620'±) to a point on the northern right-of-way line of the on-ramp for westbound Interstate I-78; thence in a westerly direction along said right-of-way line and the northern right-of-way line of Interstate I-78, a distance of six thousand nine hundred sixty feet, more or less (6,960'±) to a point; thence in a westerly direction along the southern line of property belonging to John Bicksler, a distance of two hundred seventy-five feet, more or less (275'±) to a point in the center of Brown Road; thence in a westerly direction along the center of Brown Road, a distance of four hundred twenty-five feet, more or less (425'±) to a point; thence in a northerly direction along the

western line of property of John Bicksler, a distance of one thousand eight hundred fifty feet, more or less (1,850'±) to a point; thence in an easterly direction along the southern line of Zoning District EP as shown on the existing Bethel Township Zoning Map, a distance of one thousand nine hundred ninety-six feet, more or less (1,996'±) to a point; thence in a southerly direction along the western line of property of Robert J. and Doris M. Geib and property of Donald V. and Mary L. Dieffenbach, a distance of three hundred five feet, more or less (305'±) to a point; thence in an easterly direction along the southern line of property of Donald V. and Mary L. Dieffenbach and property of Robert J. and Doris M. Geib, a distance of one thousand seven hundred fifteen feet, more or less (1,715'±) to a point in the center of Airport Road; thence in a northerly direction along the center of Airport Road, a distance of one thousand four hundred feet, more or less (1,400'±) to a point; thence in an easterly direction along the southern line of the Ernest L. Seitz and Leonard Gordon Subdivision, a distance of three thousand three hundred feet, more or less (3,300'±) to a point; thence in a northerly direction along the same, a distance of ninety feet, more or less (90'±) to a point; thence in a northeasterly direction along the southern line of property of Alfred F. and Shirley D. Behney, a distance of four hundred twenty feet, more or less (420'±) to a point in the center of Pennsylvania State Highway Route No. 501, known as Lancaster Avenue; thence in a southeasterly direction along the center of said Route No. 501, a distance of one thousand five hundred seventy feet, more or less (1,570'±) to a point; thence in a southeasterly direction, leaving said Route 501 and running along the center of Klahr Road, a distance of eight hundred sixty feet, more or less (860'±) to the **PLACE OF BEGINNING.**

**CONTAINING IN AREA** four hundred twenty acres, more or less (420 Acres ±) of land

## **Section 2. Enforcement.**

This Ordinance shall be enforced pursuant to the provisions of the Bethel Zoning Ordinance of 1997, as amended.

**Section 3. Repealer.**

All ordinances or parts of ordinances that are inconsistent herewith are hereby repealed.

**Section 4. Severability.**

If any sentence, clause, section or part of this Ordinance for any reason is found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof had not been included herein.

**Section 5. Effective date.**

This Ordinance shall become effective five (5) day after its adoption.

ENACTED AND ORDAINED this seventeenth day of April, 2000.