

CITY OF ST. MARYS
ORDINANCE NO. 305

AMENDING THE CITY ZONING MAP

WHEREAS, pursuant to Section 109, Chapter 27, Part 1, of the St. Marys City Code, "The City of St. Marys Zoning Ordinance", the City has adopted a Zoning Map dividing the City of St. Marys into various zoning districts;

AND WHEREAS, Marc G. Nero is the owner of a certain property in the area of Brussels Street and Fillmore Road in the City which is currently zoned as part of a Rural Conservation "RC" Zoning District;

AND WHEREAS, Marc G. Nero has made application to St. Marys City Council to have part of his property, containing 40.921 acres, rezoned from Rural Conservation "RC" District to Industrial "I" District;

AND WHEREAS, after public hearing, St. Marys City Council finds that substantially all of the properties located in and around the area requested to be rezoned are currently used for industrial purposes;

AND WHEREAS, the City Council finds it to be in the best interest of the City that the application of Marc G. Nero for rezoning be granted;

NOW THEREFORE, St. Marys City Council ordains as follows:

The City Zoning Map, adopted pursuant to Section 109 of Chapter 27, Part 1, of the St. Marys City Code, is hereby amended by changing the zoning designation from Rural Conservation "RC" Zoning District to Industrial "I" Zoning District, the following described property of Marc G. Nero:

ALL that parcel of land as shown on map dated November 29, 2016, drawn by Curry and Associates, located north of Brussels Street and east of Fillmore Road, lying in the City of St. Marys of Elk County, State of Pennsylvania and being more particularly describes as follows:

BEGINNING at a point on a western line of Gerard P. Auman, et al., as described in Document Number 2014-1717, said point being South 10 degrees 21 minutes 30 seconds West 513.41 feet from a 2 inch disk inside a 4 inch diameter concrete monument found at the northwest corner of Gerard P. Auman., et al, said corner being the northeast corner of the land to be rezoned and running:

THENCE, South 10 degrees 21 minutes 30 seconds West for a distance of 100,000 feet, along Gerard P. Auman, et al., to a point at the northeast corner of Grotzinger Equipment, Inc. as described in Document Number 2010-3403;

THENCE, North 79 degrees 45 minutes 22 seconds West for a distance of 1200.21 feet, along Grotzinger Equipment, Inc. to a point;

THENCE, through lands of Marc G. Nero North 88 degrees 44 minutes 00 seconds West for a distance of 905.60 feet, to a point at the northeast corner of Sun Holding, Inc., et al., as described in Deed Book 402, page 212, said point being the southeast corner of PDJ Leasing, as described in Document Number 2014-1829;

THENCE, along PDJ Leasing the following courses and distances:

1. North 10 degrees 40 minutes 29 seconds West for a distance of 219.03 feet;
2. North 30 degrees 59 minutes 56 seconds East for a distance of 248.70 feet;
3. South 79 degrees 27 minutes 37 seconds East for a distance of 215.39 feet;
4. North 76 degrees 33 minutes 13 seconds East for a distance of 129.70;
5. North 24 degrees 35 minutes 19 seconds West for a distance of 295.05 feet to a point and common corner with the Residual Land of Marc G. Nero;

THENCE, North 80 degrees 44 minutes 40 seconds East for a distance of 119.01 feet, through lands of Marc G. Nero, to a point in the centerline of a high voltage power line;

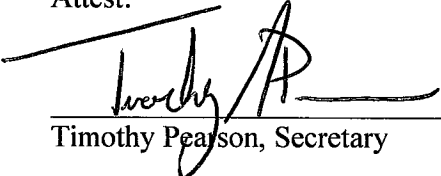
THENCE, South 80 degrees 32 minutes 02 seconds East for a distance of 790.99 feet, through land of the same to a point on the western line of Gerard P. Auman, et al., and place of beginning.

CONTAINING 40.291 acres as show on map dated November 29, 2016, and revised April 19, 2017 drawn by Curry and Associates.

BEING part of lands conveyed to Marc G. Nero by Document Number 2013-1196.

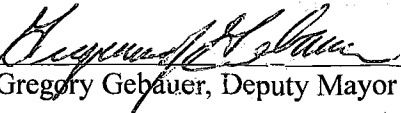
ADOPTED THIS 17th day of July, 2017.

Attest:



Timothy Pearson, Secretary

City of St. Marys

By: 

Gregory Gebauer, Deputy Mayor