

TOWNSHIP OF CECIL

WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. **10-2011**

An Ordinance of the Township of Cecil, Washington County, Pennsylvania, Repealing Ordinance No. 2-2011 and Amending the Township of Cecil Unified Development Ordinance, Ordinance No. 5-00, and the Cecil Township Zoning Map to Create a Natural Gas Development Overlay District.

WHEREAS, the Cecil Township Board of Supervisors has the power to protect the health, safety and welfare of people and property in the Township;

WHEREAS, Cecil Township may not exclude oil & gas development activities from all zoning districts but herein attempts to except the most densely populated areas of Cecil Township and areas within 2,000 feet of schools from surface development related to oil & gas development activities while still allowing for surface activities in other areas of the Township; and

WHEREAS, the Cecil Township Board of Supervisors wishes to repeal Ordinance No. 2-2011, adopted September 6, 2011.

WHEREAS, the Cecil Township Board of Supervisors wishes to amend the Cecil Township Unified Development Ordinance, Ordinance No. 5-00 and the Cecil Township Zoning Map to create an Overlay District that provides for Oil & Gas Development as a Conditional Use in certain districts, while excluding surface operations in designated areas of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by the Board of Supervisors of the Township of Cecil, Washington County, Pennsylvania as follows:

SECTION 1: Purpose

It is hereby declared to be the purpose of this chapter to declare the Development of Oil & Gas as a conditional use within the designated overlay zoning district established herein while excluding surface operations in designated areas of the Township.

SECTION 2: Repeal of Ordinance No. 2-2011.

It is hereby declared that Cecil Township Ordinance No. 2-2011 is repealed in its entirety.

SECTION 3: Creation of Overlay District.

Cecil Township hereby creates the following zoning overlay district in order to designate the areas within the Township in which Oil & Gas development may be permitted as a Conditional Use.


1. See attached Overlay Map that sets forth the "Overlay District" for Oil & Gas Development, providing for a perimeter of 2,000 feet from schools and a perimeter of 500 feet from structures, measured from well heads and tanks.
2. In the event that a homeowner/or occupant of a dwelling other than a School District, authorizes drilling activities within the Overlay District, homeowners/occupants may authorize the waiver of the parameters of the Drilling Overlay District consistent with Pennsylvania law. The waiver by the homeowner/occupants of the dwelling, and acceptance of the waiver by the Board of Supervisors, shall not be read as an approval of drilling activities at the proposed location. Applicant must still receive conditional use approval prior to commencement of operations.


SECTION 3: Interaction with Other Ordinances

Any and all other ordinances and/or resolutions of Cecil Township, whether presently in effect or enacted in the future that concern oil & gas development activities within Cecil Township, including but not limited to oil & gas wells, compressor stations and processing plants, shall be read in conjunction with this Ordinance such that this Ordinance establishes the areas in Cecil Township where those installations may be situated.

ORDAINED AND ENACTED by the Supervisors of Cecil Township, Washington County, Pennsylvania the 5th day of December, 2011.

BOARD OF SUPERVISORS
CECIL TOWNSHIP


Donald A. Gennuso,
Township Manager

By: 
Michael Debbis
Chairman, Board of Supervisors

