

**TOWNSHIP OF SADSBUURY
CRAWFORD COUNTY, PENNSYLVANIA**

ORDINANCE NO. 204D-2026

AN ORDINANCE OF THE TOWNSHIP OF SADSBUURY, CRAWFORD COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 204-2013 AND ITS AMENDMENTS, KNOWN AS THE SADSBUURY TOWNSHIP ZONING ORDINANCE, SO AS TO AMEND THE SADSBUURY TOWNSHIP ZONING MAP, ENTITLED "OFFICIAL ZONING MAP, SADSBUURY TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA", SECTION 201 OF THE ORDINANCE, SO AS TO CHANGE THE ZONING DESIGNATION FOR CRAWFORD COUNTY ASSESSMENT NO. 4403-002-70, FROM ITS PRESENT ZONING DESIGNATION AS SUBURBAN RESIDENTIAL (SR) TO LAKE AREA RESIDENTIAL (R-1).

PREMISES

WHEREAS, the Board of Supervisors of the Township of Sadsbury, Crawford County, Pennsylvania duly adopted a Zoning Ordinance, effective January 1, 2014, and which Zoning Ordinance designated certain district boundaries in Section 202 thereof, and provided for the preparation and filing of a zoning map in Section 201 thereof; and

WHEREAS, the following districts were established by Section 203 of said Zoning Ordinance to-wit: Agricultural District (A); Rural Development District (RD); Suburban Residential District (SR); Lake Area Residential District (R-1); Lake Area Transitional District (LT); Conneaut Corridor District (CC); and Industrial District (I), and an official zoning map prepared designating the aforesaid districts; and

WHEREAS, at the time of the effective date of said Ordinance, Parcel Assessment #4403-002-70, was located in the Suburban Residential District (SR); and

WHEREAS, the current owner of Parcel Assessment #4403-002-70, 1712 CBM LLC, is desirous of changing the designation of their land which lies in the Suburban Residential District (SR) to be included in the Lake Area Residential District (R-1) as with adjacent parcels to the north; and

WHEREAS, 1712 CBM, LLC has made application for the purpose of changing the official Zoning Map of Sadsbury Township and has provided to the Township a description of the parcel of land that is presently located in the Suburban Residential District (SR) so that said official Zoning Map of Sadsbury Township shall show said parcel to be in the Lake Area Residential District (R-1). A copy of the description of the parcel of land that is to be changed on the official Zoning Map to be in the Lake Area Residential District (R-1) is attached to this Ordinance and made a part hereof and identified as Exhibit “A”; and

WHEREAS, the applicant, 1712 CBM LLC, has provided to the Board of Supervisors a survey of the land prepared by Allegheny Professional Services, titled “Parcel 4403-002-70 Proposed Zoning Amendment Exhibit for 1712 CBM, LLC (Todd Joseph)”, dated April 2026, a copy of which is attached to this Ordinance and made a part hereof and identified as Exhibit “B”; and

WHEREAS, the Zoning Ordinance of Sadsbury Township provides for the amendment of that Ordinance in Section 505 and outlines the procedures necessary for the purpose of amending the Ordinance; and

WHEREAS, the proposed amendment has been submitted to the Sadsbury Township Planning Commission for its review and recommendation; and

WHEREAS, the Board of Supervisors on the 22nd day of June, 2026 held a public hearing for the purposes of considering the aforesaid amendment and the adoption of an appropriate Ordinance authorizing the change of the official Zoning Map of the Sadsbury Township so that subsequent to the adoption of this Ordinance said parcel of land as identified in Exhibit “A” attached hereto will be designated on the official Zoning Map of Sadsbury Township as being in the Lake Area Residential District (R-1).

NOW, THEREFORE, be it ordained and it is hereby ordained by the Board of Supervisors of Sadsbury Township as follows:

1. That a portion of the land designated as parcel #4403-002-70, owned by 1712 CBM LLC, as identified by the description attached to this Ordinance and identified in Exhibit "A" shall hereinafter be designated on the official Zoning Map of Sadsbury Township as being located in the Lake Area Residential District (R-1).

2. That the parcel of land as re-classified on the official Zoning Map of Sadsbury Township to be a part of the Lake Area Residential District (R-1) shall be subject to all regulations in that district as set forth in the Sadsbury Township Zoning Ordinance adopted January 1, 2014 and amended thereafter.

3. That following the adoption of this Ordinance and the official Zoning Map of Sadsbury Township, as amended, Sadsbury Township will submit a map to the Recorder of Deeds of Crawford County for recording of the same, said map to be delivered to the Recorder of Deeds of Crawford County within thirty (30) days from the date of adoption of this Ordinance.

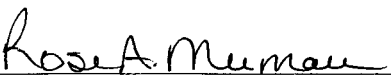
4. That this Ordinance shall become effective five (5) days after the adoption of the same.

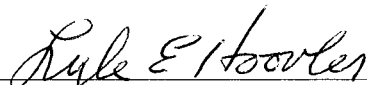
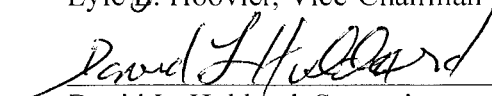
Ordained and enacted as an Ordinance this 14th day of July, 2026

SADSBURY TOWNSHIP BOARD OF
SUPERVISORS


Kevin R. VanHonk, Chairman

ATTEST:


Rose A. Mumau
Secretary/Treasurer

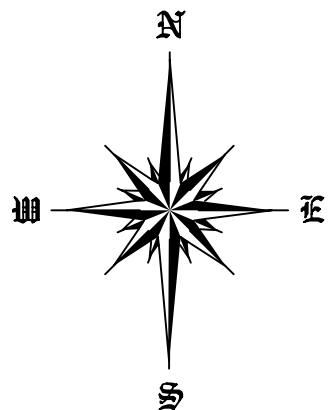

Lyle E. Hoovler, Vice-Chairman

David L. Hubbard, Supervisor

ASSESSMENT NO. 4403-002-70
1712 CBM, LLC
DESCRIPTION OF PROPERTY TO BE REZONED

All that certain piece or parcel of land situate in the Township of Sadsbury, County of Crawford and the Commonwealth of Pennsylvania bearing Crawford County Assessment No. 4403-002-070, being Parcel #2 in a Deed recorded as Instrument No. 202506900, being more fully bounded and described as follows, TO WIT:

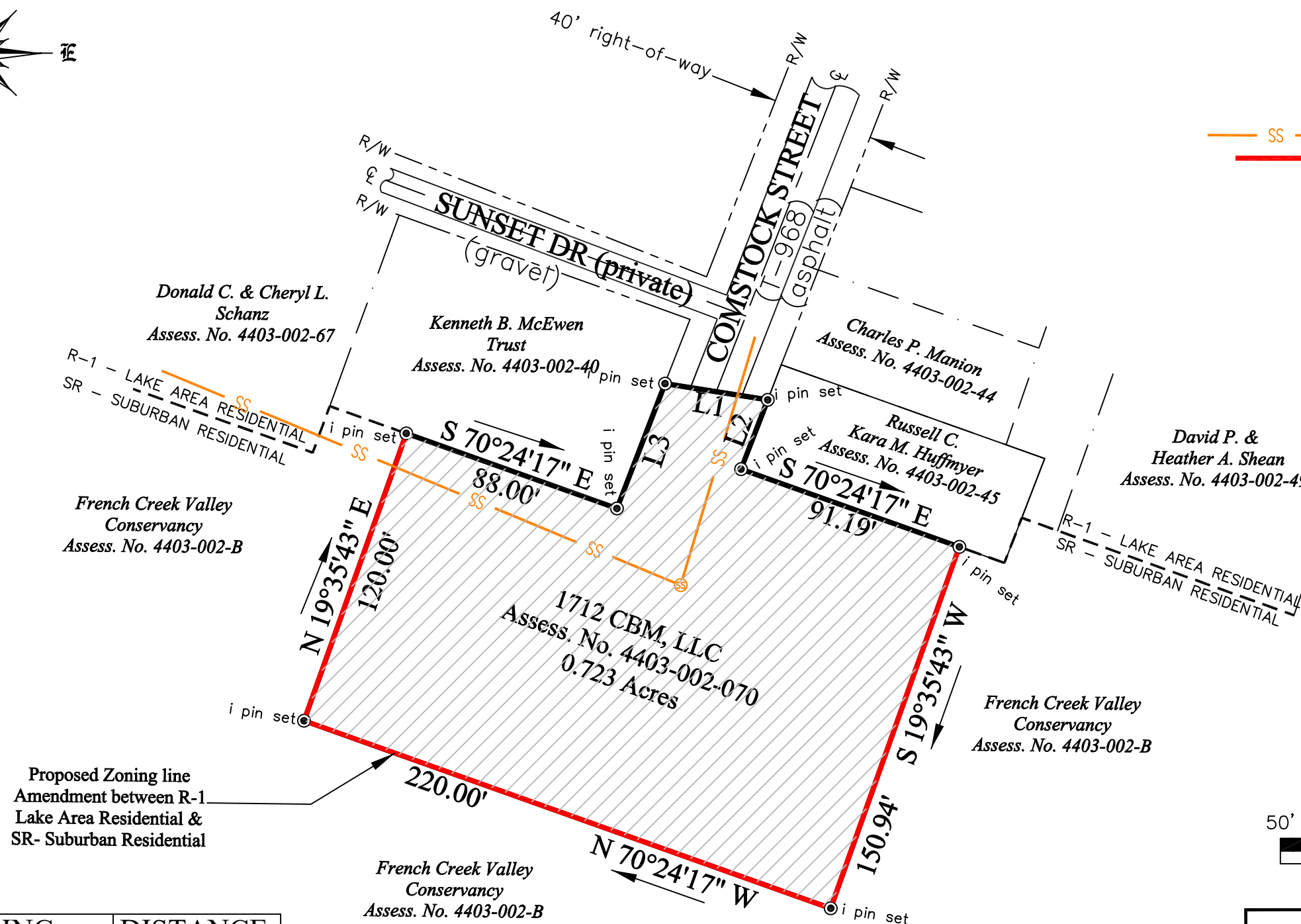
BEGINNING at an existing iron pin along the east right-of-way line of the terminus of Comstock Street (T-968; 40' right-of-way), said point being one hundred sixty-five (165'±) feet more or less from the intersection of the east right-of-way line of Comstock Street and the south right-of-way line of Utley Ave. (T-975; 60' right-of-way), being a northeastern corner of the parcel described herein; Thence **North 81°00'38" West** a distance of forty and ninety-one hundredths **(40.91')** feet to an existing iron pin along the west right-of-way line of the terminus of Comstock Street, being a northwestern corner of the parcel described herein; Thence along the west line of the lands of Kenneth B. McEwen, Trust (Assessment No. 4403-002-40) **South 21°04'44" West** a distance of fifty-two and sixty-four hundredths **(52.64')** feet to an existing iron pin, being the southeast corner of the lands of McEwen; Thence along the south line of the lands of McEwen **North 70°24'17" West** a distance of eighty-eight and zero hundredths **(88.00')** feet to an existing iron pin, being a northeastern corner of the lands of French Creek Valley Conservancy (Assessment No. 4403-002-B) and a northwestern corner of the parcel described herein; Thence along a eastern line of the lands of French Creek Valley Conservancy **South 19°35'43" West** a distance of one hundred twenty and zero hundredths **(120.00')** feet to an existing iron pin along a northern line of the lands of French Creek Valley Conservancy, being the southwest corner of the parcel described herein; Thence along the northern line of the lands of French Creek Valley Conservancy **South 70°24'17" East** a distance of two hundred twenty and zero hundredths **(220.00')** feet to an existing iron pin, being the southeast corner of the parcel described herein; Thence along a western line of the lands of French Creek Valley Conservancy **North 19°35'43" East** a distance of one hundred fifty and ninety-four hundredths **(150.94')** feet to an existing iron pin along the south line of the lands of Russell C. & Kara M. Huffmyer (Assessment No. 4403-002-45), being the northeast corner of the parcel described herein; Thence along the south line of the lands of Huffmyer **North 70°24'13" West** a distance of ninety-one and eighteen hundredths **(91.18')** feet to an existing iron pin, being the southwest corner of the lands of Huffmyer; Thence along the west line of the lands of Huffmyer **North 21°04'43" East** a distance of twenty-nine and twenty-two hundredths **(29.22')** feet to the place of **BEGINNING. CONTAINING** 0.723 acres of land be the same, more or less.

Exhibit "A"



LEGEND:

- - POINT
- ⊙ - SET IRON PIN
- - EXISTING SURVEY MARKER
- R/W - RIGHT OF WAY
- ℄ - CENTERLINE
- SS - EXISTING SANITARY SEWER LINE
- - PROPOSED ZONING LINE AMENDMENT



Proposed Zoning line
Amendment between R-1
Lake Area Residential &
SR- Suburban Residential



GRAPHICAL SCALE: 1" = 50'

LINE	BEARING	DISTANCE
L1	S 81°00'38" E	40.91'
L2	N 21°04'43" E	29.22'
L3	S 21°04'44" W	52.64'

Exhibit "B"

PARCEL 4403-002-070
PROPOSED ZONING AMENDMENT EXHIBIT
FOR
1712 CBM, LLC- (TODD JOSEPH)
SADSBURY TOWNSHIP ~ CRAWFORD COUNTY, PENNSYLVANIA
ALLEGHENY PROFESSIONAL SERVICES, LLC
24378 GRAVEL RUN ROAD, CAMBRIDGE SPRINGS, PENNSYLVANIA

DRAWN BY	CHK'D	SCALE	DRAWING NO.
DLS	MEG	1"=50'	1 OF 1
Copyright © 2026 Allegheny Professional Services, LLC	APP'VD MEG	DATE APRIL 2026	