



COUNTY OF ERIE

PLANNING & COMMUNITY DEVELOPMENT

Brenton Davis,
County Executive

Jessica Horan,
Director

ECDP File #23-18

August 30, 2023

Anthony Angelone, Esquire
3204 State Street
Erie, Pennsylvania 16508

RE: Act 247 Review:
Proposed Amendment to the Venango Township Zoning Map
Rezone Two Parcels from R-1, Residential to A-1, Agricultural
Venango Township, Erie County

Dear Attorney Angelone:

The Erie County Department of Planning has reviewed the proposed zoning map changes for consistency with County plans and planning policies, pursuant to Pennsylvania Act 247 of 1968, as amended, the Pennsylvania Municipalities Planning Code. The submitted request involves rezoning parcel 44010023001000 and a portion of parcel 44010023000900 from R-1, Residential, to A-1, Agricultural.

Based on our review, it appears that the proposed Venango Township zoning changes are generally consistent with the Erie County Comprehensive Plan, as adopted. The proposed solar farm use is considered suitable in the County's Rural Resources Areas.

We also offer the following comments for consideration:

The areas proposed for A-1 zoning are an extension of the existing A-1 zoning to the south and east and appears to be compatible with the Venango Township Zoning Ordinance.

However, according to the Venango Township Long Range Land Use Map, the proposed rezoning appears to be located in an area designated for "Suburban Residential" use. Therefore, the proposed rezoning of these parcels to A-1, Agricultural, may not be consistent with the Venango Township Comprehensive Plan. Act 247 Article VI, Section 603, Subsection 'j' states "Zoning ordinances adopted by municipalities shall be generally consistent with the municipal comprehensive plan or, where none exists, with the municipal statement of community development objectives and the county comprehensive plan. If a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan, it shall concurrently amend its comprehensive plan in accordance with Article. III".



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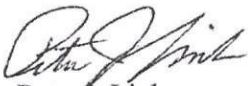
Rezone Parcel 44010023001000 and Part of Parcel 44010023000900

August 30, 2023

We encourage the Township to consider these comments while deliberating on the approval of the proposed zoning amendment.

Should you have any questions or require additional information, please do not hesitate to contact me at 814-451-7324.

Sincerely,



Peter J. Link
Subdivision Planner

NOTE: Also, per Act 247 requirements, please provide our office with the appropriate documentation (copy of the adopted resolution or ordinance, and/or revised map) regarding the municipality's official action on the proposed amendment within 30 days of said action.

Cc: Venango Township Planning Commission
Venango Township Supervisors