

NOVEMBER 18 ORDINANCE NO. #2-2025

**AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON,
COUNTY OF ERIE, COMMONWEALTH OF
PENNSYLVANIA AMENDING VARIOUS SECTIONS OF
CHAPTER 150, ZONING, OF THE WASHINGTON
TOWNSHIP CODE.**

WHEREAS, on December 2, 2025, by Ordinance No. 2-25, the Township Council of the Township of Washington (the “Township”) amended and restated Chapter 150, Zoning of the Washington Township Code, as further amended (the “Zoning Ordinance”);

WHEREAS, on the Zoning Ordinance permits amendments to the Zoning Ordinance within Article XII of the Zoning Ordinance;

WHEREAS, on November 4, 2025, International Recovery Systems of PA, LLC (“Petitioner”) requested an amendment to the Zoning Ordinance to clarify its intended use of certain property located within the B-1 District as a permitted use (“Amendment”); and

WHEREAS, on November 18, 2025, the Planning Commission of the Township reviewed the proposed Amendment and submitted its reported findings and recommendations to Township’ Council and Petitioner; and

WHEREAS, on December 2, 2025, the Township Council held a public meeting, advertised according to law and open to the public, at which it accepted comments from the public, considered those comments and considered the proposed Amendment; and

WHEREAS, and at their December 2, 2025 meeting, the Township Council held a public hearing, advertised according to law and open to the public, to consider the adoption and enactment of an Ordinance amending the Zoning Ordinance and to adopt the proposed Amendment to the Zoning Ordinance; and

WHEREAS, the Township Council has determined that the amendment of the Township’s Zoning Ordinance, as amended, and adoption of the Amendment is in the best interests of Washington Township and compliant with its development plan; and

WHEREAS, the Township Council finds that the Township has complied with all procedural requirements for amending the Zoning Ordinance.

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

SECTION 1. The caption of and recitals to this Ordinance as set forth above are incorporated herein by reference.

SECTION 2. All deletions are shown as struck through; all additions are underlined.

SECTION 3. Amendment. Chapter 150, Zoning, of the Washington Township Code is hereby amended, as follows:

§ 150-9 Definitions and word usage.

MOTOR VEHICLE REPOSSESSION BUSINESS

A business that repossesses and temporarily stores motor vehicles when owners default on payments or rental vehicles that are not returned on time; provided that any motor vehicle repossessed shall only be permitted to be kept on-site for fourteen (14) days or less. Repossession businesses may include retail/office space and/or storage space for personal items found within repossessed vehicles within a completely enclosed building. Any exterior storage of vehicles and/or related items on the site may be permitted as an accessory use to the principal structure.

§ 150-18.2 B-1 Business District.

A. Permitted uses....

- (26) Motor vehicle repossession business
- (27) Motor vehicle sales and service.
- (28) Municipal buildings and libraries. (Municipal buildings) (libraries).
- (29) Municipal buildings.
- (30) Outdoor recreation (§ 150-9).
- (31) Private swimming pools (§ 150-25). (Swimming pools, private).
- (32) Professional offices.
- (33) Public parks and playgrounds.
- (34) Recreation facility, minor (indoor).
- (35) Restaurant, take-out.
- (36) Restaurants.
- (37) Retail shops less than 10,000 square feet.
- (38) Signs (§ § 150-26 and 150-9).
- (39) Single-family detached dwellings (§ 150-9).

(40) Stormwater retention facilities.

(41) Tools, appliances or equipment rentals. (Tools and equipment rentals).

SECTION 4. **Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person(s) or circumstances is for any reason held to be invalid or unconstitutional by any court, such holding(s) shall not be construed to affect the validity of any of the remaining provisions of the Ordinance. It is hereby declared the legislative intent that this Ordinance would have been adopted had such invalid or unconstitutional provision or its application not be included herein.

SECTION 5. **Repealer.** Any other Ordinance or parts thereof inconsistent with this Ordinance shall be and are hereby expressly repealed.

SECTION 6. **Effective Date.** This Ordinance shall be effective on Date

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BE IT ENACTED this _____ day of _____, 2025.

**TOWNSHIP COUNCIL OF THE
TOWNSHIP OF WASHINGTON, ERIE
COUNTY, PENNSYLVANIA**

Brian Burke, Mayor

Tim Dillon, Vice Mayor

Mary Jo Campbell

Megan Malena

William Leehan