

PENN TOWNSHIP

PERRY COUNTY, PENNSYLVANIA

ORDINANCE NO. 103 OF 1992

AN ORDINANCE REGULATING THE SUBDIVISION OF LAND AND DEVELOPMENT WITHIN THE TOWNSHIP OF PENN, PERRY COUNTY, PENNSYLVANIA, PROVIDING FOR THE PREPARATION OF PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSE; REQUIRING CERTAIN IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE SUBDIVIDER; REGULATING SALES OF LOTS, ERECTION OF BUILDINGS, LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF STREETS, SEWERS, OTHER FACILITIES, AND PUBLIC IMPROVEMENTS IN CONNECTION WITH SUBDIVISIONS, AND PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ENACTED AND ORDAINED AND IT IS HEREBY ENACTED AND ORDAINED BY THE BOARD OF SUPERVISORS OF PENN TOWNSHIP THAT ORDINANCE NO. 75 OF 1971 (THE PENN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1971) ORIGINALLY ENACTED ON MAY 28, 1971, AS AMENDED, IS FURTHER AMENDED BY ADDING AND SUPPLEMENTING THERETO THE PA MUNICIPALITIES PLANNING CODE OF 1968, AS AMENDED, (ACT 247 OF 1968, P.L. 805, AS REENACTED AND AMENDED BY ACT 170 OF 1988):

ARTICLE I

GENERAL PROVISIONS

Section 101 - Title

These regulations shall be known and may be cited as "The Penn Township Subdivision and Land Development Ordinance".

Section 102 - Purpose

This Ordinance has been adopted by the Penn Township Board of Supervisors to protect the health, safety, morals and general welfare of the citizens of the Township; to provide for the harmonious development of the Township by ensuring equitable handling of all subdivision or land development plans by providing uniform standards and procedures; to provide for the general welfare by providing and protecting cultural facilities; by guiding the development and growth of structures, types and locations of streets, open spaces and public grounds, recreation, proper traffic flows, light and air, and the proper distribution of population to ensure conditions favorable to the health, safety, morals and general welfare of the citizens of Penn Township.

Section 103 - Authority

The Penn Township Planning Commission is hereby designated by the Penn Township Board of Supervisors as the agency which shall review and make recommendations on all Preliminary and Final Plats as required herein. The Penn Township Board of Supervisors shall have authority to approve all Preliminary and Final Plats as required herein for the Township of Penn.

Section 104 - County Review

Applications for review of subdivision and land development within Penn Township must be forwarded upon receipt by the Penn Township Secretary to the Perry County Planning Commission for review and report, and the municipality shall not approve such applications until the county report is received, or until the expiration of forty-five (45) days from date the application was forwarded to the county.

Section 105 - Application of Regulations

- A. No subdivision nor land development of any lot, tract or parcel of land in Penn Township shall be effected; no street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings thereon unless and until a final subdivision or land development plat has been approved by the Board of Supervisors and publicly recorded in the manner prescribed herein; nor otherwise, except in strict accordance with the provisions of this Ordinance.
- B. No lot in a subdivision may be sold; no permit to erect or alter any building upon land in a subdivision or land development may be issued; and no building may be erected in a subdivision or land development, unless and until a final subdivision plat has been approved by the Penn Township Board of Supervisors and recorded, and until construction of the improvements required in connection therewith has been guaranteed in the manner prescribed herein.

Section 106 - Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to be minimum requirements for the promotion of public health, safety, comfort, convenience and general welfare. Where provisions of a statute, other ordinance, resolution or regulation impose greater restrictions than this Ordinance, the provisions of such statute, resolution, ordinance or regulation shall be controlling.

Section 107 - Effective Date

This Ordinance shall become effective in accordance with applicable law and may be amended from time to time in accordance with procedure established by law.