INTRODUCTION

These regulations have been adopted by the Perry County Board of Commissioners for the primary purpose of encouraging the best development of Perry County. This ordinance, and regulations contained herein, have been enacted in accordance with the provisions of the “Pennsylvania Municipalities Planning Code” of 1968, Act No. 247, as reenacted and amended.

In adopting this ordinance, the Perry County Board of County Commissioners has designated the Perry County Planning Commission as responsible for the administration of the regulations established by this ordinance.

Prior to the enactment of this ordinance, the Perry County Planning Commission had administered Subdivision Regulations for Perry County. The original date of these regulations was April 1968. The Perry County Planning Commission also amended the original ordinance in December 1968, July 1971, September 1977, September 1981, and September 1990.

The Perry County Board of Commissioners believes the ideal way to encourage the best development of Perry County is to cooperate to the utmost with municipal officials from each of Perry County’s thirty municipalities.

The Perry County Planning Commission and its professional staff are committed to working as closely and cooperatively as possible with landowners, developers and subdividers of land within the county. This extends to include whoever owns or controls land intended for subdivision or land development.

Owners or developers who anticipate land development or subdividing land into two or more lots, tracts, or parcels in Perry County should become familiar with these regulations. They were prepared in order to provide clear-cut procedures for the preparation, submission, and/or approval of subdivision and land development plans. These regulations include a description of (1) a pre-application (sketch) plan, (2) the preliminary plan, and (3) the final plan, together with design and improvement requirements.

Applicants may come to the Perry County Planning Commission’s office with a pre-application plan (sketch plan) of the land they propose to subdivide or develop before preparing and submitting preliminary plans. Thus, the applicant could secure advice at the time it would be most valuable.

Lot size in a subdivision is one of the first decisions to be made. It influences street design, block length, community facilities required, and so forth. In those subdivisions and land development plans that will have on-lot sewage disposal systems, percolation tests, and soil analysis of the tract should be the first step, before preparing the preliminary plan. Lot size should be determined on the basis of percolation tests as required by the regulations (Article IV, Section 404).
The preliminary plan is the stage when ideas and plans are developed. It requires the coordinated efforts of many agencies, utility companies, and public officials.

The final plan is the detailed official document, to be recorded in the County Recorder of Deeds Office, and is the basis for the construction and improvements placed on the tract.

Construction is the object of the plans and it is here that the benefits of planning and subdivision and land development regulations are judged. It is important that all required improvements be either installed or guaranteed. These improvements should not be a burden on the citizens of Perry County, and the purchasers are entitled to the improvements for which they are paying. Good planning and good construction results in a safer and more healthful community, one which is not a liability but an asset.

While these subdivision and land development regulations are minimums, and apply directly to municipalities without their own regulations, we believe that they will eliminate undesirable practices now used to the disadvantage of the average homebuyer and of many reputable developers as well.

On and after the effective date of this ordinance, plans cannot be recorded in the Perry County Recorder of Deeds office unless they have been approved, if required by the Perry County Planning Commission.

In the future, amendments to this ordinance will be necessary, and when such amendments are made, the Perry County Planning Commission will send copies to the governing bodies of each municipality in Perry County.

Copies of such amendments will also be available at the Perry County Planning Commission’s offices for all other persons or agencies who have copies of the Perry County Subdivision and Land Development Ordinance.