ORDINANCE NO. 2013-02

AN ORDINANCE TO AMEND ORDINANCE 2011-1, ALSO KNOWN AS THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF PERRY COUNTY; PROVIDING FOR AMENDMENTS TO PLAN PROCESSING PROCEDURES AND REQUIREMENTS; PLAN DESIGN AND IMPROVEMENT STANDARDS; AND APPENDICES.

THE BOARD OF COMMISSIONERS OF PERRY COUNTY, PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, ARTICLE V, AS AMENDED, DOES ENACT AND ORDAIN:

SECTION 1

Article IV, Section 401.6 is hereby reworded as follows:

“A pre-application submission meeting with the Commission staff is recommended, but not required. Due to the informal nature of the meeting, neither the applicant nor the Perry County Planning Commission shall be bound by the determination of the pre-application meeting.”

SECTION 2

Article IV, Section 404.2 (Final Plans preceded by a Preliminary Plans) is amended to read as follows:

“The applicant shall submit a Final Plan to the Commission within five (5) years after the date of the approval of the Preliminary Plan for the portion intended to be developed. Filing of the Final Plan shall include all the material and other data required under the Final Plan specifications and appropriate review fees. Failure to comply with time limitation herein provided shall make the approval of the Preliminary Plan null and void. Final Plans shall be submitted to the Commission’s Office fifteen (15) working days prior to the Commission’s regularly scheduled monthly meeting date.”

In addition to this change, all following sections will run consecutive beginning with Section 404.3 through Section 404.21.

SECTION 3

Article IV, Sections 407.1.iii, 408.4, and 409.4 are hereby reworded as follows:

“A legend describing various symbols and shading displayed on the plan shall be provided, unless it is determined by the Commission, plan features are sufficiently labeled.”

SECTION 4

Article IV, Sections 407.1.D.13, and 408.5.D.13 are amended as follows:

“For on-lot sewerage facilities, provide the location of all soils testing sites (percolation and probe) as required by the municipality to secure PADEP approval.”

SECTION 5

Article IV, Sections 407.G, 408.5.G.1, and 410.4.A.9 are hereby reworded as follows:
"Total area of tract, proposed lot uses, proposed number of lots/number of existing and proposed dwelling units, floor area for non-residential uses, minimum building setbacks, lot and building coverage (only zoned municipalities), density (only zoned municipalities), building height (only zoned municipalities), number of floors (only zoned municipalities), open space area, area of proposed land disturbance, area of public right-of-way, total length of proposed and/or improved street(s) in feet, and parking calculations including handicap parking (only zoned municipalities), remaining acreage balance, and acreage assigned to new lots."

SECTION 6

Article IV, Sections 407.G, 408.5.G.1, 409.5.G.1 and 410.4.A.9 will incorporate the following site data table following the section text.

SITE DATA TABLE

<table>
<thead>
<tr>
<th>Lot Uses</th>
<th>Lot</th>
<th>Lot</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Lot Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Lot Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Building Setback Lines*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Front</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Side</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Rear</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water (public, private shared well, or private spring or well)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Dwelling Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Existing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Proposed</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Not required if listed in the Zoning Data Table

SECTION 7

Article IV, Sections 408.5.1, 407.1.1, 408.5.1.1, and 410.4.A.8 will incorporate the following zoning data table following the section text.

a) Table to include on subdivision plans

ZONING DATA TABLE

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Lot</th>
<th>Lot</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Building Setback Lines*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Front</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Side</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; Rear</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Density
*Not required if listed in the Site Data Table

b) Table to include on land development plans

<table>
<thead>
<tr>
<th>ZONING DATA TABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot or Building Coverage</td>
</tr>
<tr>
<td>Existing</td>
</tr>
<tr>
<td>Proposed</td>
</tr>
<tr>
<td>Parking Spaces</td>
</tr>
<tr>
<td>Existing</td>
</tr>
<tr>
<td>Proposed</td>
</tr>
<tr>
<td>Handicap</td>
</tr>
<tr>
<td>Buffer Area</td>
</tr>
<tr>
<td>Screening</td>
</tr>
<tr>
<td>Lot_</td>
</tr>
</tbody>
</table>

SECTION 8

Article IV, Section 408.6.D is hereby reworded as follows:

"An approval letter from the Pennsylvania Department of Environmental Protection for the Sewage Facilities Planning Revision Module, Exemption, or a completed Form B Non-Building Waiver."

SECTION 9

Article IV, Section 409.6.C is hereby reworded as follows:

"An approval letter from the Pennsylvania Department of Environmental Protection for the Sewage Facilities Planning Revision Module, Exemption, or a completed Form B Non-Building Waiver."

SECTION 10

Article IV, Section 410. is hereby reworded as follows:

"A subdivision plan which meets the criteria of Section 406 for a Final Lot Addition Plan may be prepared for submission to the Commission and shall comply with the following requirements."

SECTION 11

Article IV, Section 410.4.A is hereby reworded as follows:

"When additional space is needed, a cover sheet will contain the following information unless the plan preparer determines a single plan sheet will suffice."

SECTION 12

Article IV, Section 410.4.A.12 is hereby removed. Section 410.4.A.13 through Section 410.4.A.19 renumbered to Section 410.4.A.12 through Section 410.4.A.18
SECTION 13

Article IV, Section 410.4.A.18 is hereby reworded as follows:

“When required by the municipality, a completed Non-Building Waiver Form B.”

SECTION 14

Article IV, Section 410.4.B.9 is hereby reworded as follows:

“The location of all existing and proposed easements is required on or adjacent to both the conveying and receiving lot. All easements are required to be displayed with their bearings and dimensional measurements. Provided, however, if an existing easement was established without bearings and distances, only the width will be required.”

SECTION 15

Article V, Section 505.2 is hereby reworded as follows:

Each new lot created in Perry County shall be designed in such a manner to be individually self-sufficient for both water supply and sewage disposal, or be connected to available public or private water and sewer facilities. A modification of this requirement may be considered by the County Planning Commission, provided the plan displays the following deed restrictive covenant.

“In consideration of a modification to the requirements found in §505.2 of the Perry County Subdivision and Land Development Ordinance, lot number ____ is proposed as a non-developable lot for ____________________ purpose.

SECTION 16

Article V, Section 512.1.B is hereby reworded as follows:

“A minimum of two (2) monuments shall be set either on or in close proximity to the street right-of-way line. If an offset distance is used, it shall be displayed as such on the plan.”

SECTION 17

Appendix 6 the MUNICIPAL REVIEW STATEMENT (BOROUGH) statement is hereby reworded as follows:

“On this the ______ day of ____________________, 20____ the __________________ Borough Council reviewed this plan.”

SECTION 18

Appendix 6 is hereby reworded to include a note covering historic features. The note will be as follows:
"According to the Pennsylvania Historic and Museum Commission's Cultural Resources GIS, there are no cultural or historic features being impacted by this subdivision and/or land development."

SECTION 19

Appendix 9 is hereby reorganized to include space for the zoning officer to sign, date, and provide contact information on the zoning comment form.

SECTION 20

All ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

SECTION 21

This Ordinance shall take effect on the [ ] day of October , 2013.

SECTION 22

Enacted and Ordained into an ordinance this [ ] day of Sept. , 2013.

PERRY COUNTY

ATTEST: Kathy Burkholder

(Chairman)

(Municipal Seal)

I certify this is a True and Correct Copy.

Jason R. Finnerty, Perry County Planning Coordinator

ATTEST: Bonnie L. Delancey

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BONNIE L. DELANCEY, NOTARY PUBLIC
BLOOMFIELD BORO., PERRY COUNTY
MY COMMISSION EXPIRES DECEMBER 31, 2014