

ORDINANCE NUMBER 407

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

An ordinance repealing the Penn Township Subdivision and Land Development Ordinance of 1967, as amended, replacing said ordinance with an ordinance with the intent of establishing rules, regulations and standards governing the subdivision of land within the Township of Penn, York County, Pennsylvania, pursuant to the Authority granted in the Pennsylvania Municipalities Planning Code (Act 170) as enacted and amended, setting forth the procedure to be followed by the Planning Commission and the Township Commissioners applying and administering these rules, regulations and standards and providing penalties for the violation thereof.

Be it Ordained by the Board of Commissioners of Penn Township, York County, Pennsylvania as follows:

ARTICLE I

SHORT TITLE, PURPOSE, AUTHORITY AND JURISDICTION

§. 101 Short Title

This Ordinance shall be known as and may be cited as the "Penn Township Subdivision and Land Development Ordinance."

§. 102 Purpose

The purpose of these subdivision and land development regulations is to provide for the harmonious development of the Township by:

- Assisting in the orderly and efficient integration of land developments within the Township.
- Ensuring conformance of land development plans with public improvement plans and programs.
- Ensuring coordination of inter-municipal public improvement plans and programs.
- Securing the protection of water resources and drainageways.
- Facilitating the efficient movement of traffic.
- Securing equitable handling of all land development plans by providing

uniform standards and procedures.

- In general promoting greater health, safety, and welfare of the citizens of the Township.
- Securing adequate sites for recreation, conservation, scenic and other open space purposes.

§. 103 Authority and Jurisdiction

No land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main, or other improvements 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 abutting thereon, except in accordance with the provisions of this Ordinance.

The authority for the control and regulation of subdivision and land development within the Township shall be as follows:

- a. Approval by the Township Board of Commissioners: The Penn Township Board of Commissioner, hereinafter referred to as the Board of Commissioners, shall be vested with the authority to approve or disapprove all subdivision and land development plans.
- b. Review by the Township Planning Commission: The Penn Township Planning Commission, hereinafter referred to as the Planning Commission, shall be vested with the review of subdivision and land development plans.
- c. Review by the County Planning Commission: Plans for subdivision and land development located within Penn Township shall be forwarded upon receipt by Penn Township to the York County Planning Commission for review and report. Penn Township Board of Commissioners shall not approve such plans until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.