

WARRIORS MARK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE

AMENDMENT to
Ordinance No. 98-2 (10-1-98)

An Ordinance establishing rules, regulations, and standards governing subdivision, and land development of any lot, tract, or parcel of land, and the construction, opening, dedication for public use or travel or for the common use of occupants of buildings and abutting thereon of any street, sanitary sewer, storm sewer, water main, mobile home parks, planned residential developments, or other improvements in connection therewith, within the Township of Warriors Mark, Huntingdon County, Pennsylvania pursuant to the authority set forth in the Pennsylvania Municipalities Planning Code, Act 247 of 7/31/68 as amended by Act 170 of 1988: setting forth the procedure to be followed in applying and administering these rules, regulations and standards: and providing penalties for the violation thereof, shall be amended as follows:

ARTICLE II

Section 202 Definitions - Specific Terms

Subdivision, Major: All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of four (4) or more lots, or any size subdivision requiring any new street or extension of Township facilities, or the creation of any public improvements.

Amended to:

Subdivision, Major: All subdivisions not classified as minor subdivisions, including but not limited to, subdivisions involving:

1. Five (5) or more lots, tracts or parcels.
2. The installation of new streets, sanitary sewers, water mains, or other utilities whether immediate or future.
3. Includes additional subdivision of the same tract within the previous two years.

Subdivision, Minor: Any subdivision containing three (3) or fewer lots, or a lot addition, fronting on an existing street, not involving any new street or road, or the extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Official Map, or these regulations.

Amended to:

Subdivision, Minor: In the case of any proposed subdivision, land site, or other division of land, certain requirements of this Ordinance may be waived and the proposal deemed to be a Minor Subdivision, provided that all of the following criteria are met:

1. The Proposal does not involve the extension of any public facilities including:
 - (a) New streets or any rights-of-way
 - (b) Paving or other improvements
 - (c) New or improved water lines, sewer lines or storm drainage
 - (d) New or improved public facilities or services
2. The proposal does not adversely affect the natural resources of the community, INCLUDING THE PRESERVATION OF Agricultural Security Areas that are deemed prime agricultural crop lands.
3. The proposal does not adversely affect the development of the remainder of the parcel.
4. The proposal does not adversely affect adjoining properties.
5. The proposal does not adversely affect the present or future development of the community.
6. The proposal does not constitute a subdivision, resubdivision or development of any lot, tract, parcel, site or other division of land or portion thereof which had received previous approval as a subdivision or land development within one (1) year prior to the submission of the application. If such prior approval has taken place, all applications shall be considered a single application for purposes of classification.

If a subdivision or land development contains not more than four (4) lots, sites or other divisions of land (three (3) excluding residue land, four (4) including residue land), and such subdivision or land development meets at least three (3) of the first five (5) criteria as stated above, then the Supervisors shall have the authority, at their discretion, to classify such subdivision or land development as "Minor" provided that the Supervisors have received documents, guarantee or proof of improvements installation as they may require.

ARTICLE III

302 Minor Subdivisions

In the case of a subdivision of three lots or fewer, a "Sketch Plan" may be substituted for the Preliminary Plan.

A "Sketch Plan" may also be used prior to submission of the Preliminary Plan to facilitate an informal discussion with Township officials. This discussion may be valuable in guiding the Applicant and reducing the possibility for costly mistakes. Submission of the "Sketch Plan" will not constitute formal filing of a plan with the Township.

In no case may the "Sketch Plan" be used in a staged development to eliminate the need for a Preliminary Plan. Applications for three (3) or fewer lots shall not be approved as a minor subdivision where the bulk of the original tract is kept as agricultural or open space and where there is high potential for further subdivision or land development of the remaining tract. If such a minor subdivision application is submitted, the Township may require an alternate re-submittal as a phased land development.

Amended to:

In the case of a subdivision of four lots or fewer, (including residue land), a "Sketch Plan" may be substituted for the Preliminary Plan.

A "Sketch Plan" may also be used prior to submission of the Preliminary Plan to facilitate an informal discussion with Township officials. This discussion may be valuable in guiding the Applicant and reducing the possibility for costly mistakes. Submission of the "Sketch Plan" will not constitute formal filing of a plan with the Township.

In no case may the "Sketch Plan" be used in a staged development to eliminate the need for a Preliminary Plan. Applications for four (4) or fewer lots shall not be approved as a minor subdivision where the bulk of the original tract is kept as agricultural or open space and where there is high potential for further subdivision or land development of the remaining tract. If such a minor subdivision application is submitted, the Township may require an alternate re-submittal as a phased land development.

ARTICLE IV

402 Preliminary Plan Specifications

Amended to:

Added

p. The designation of Agricultural Security Areas.

ARTICLE V

Section 505 (e) Exceptions:

(I) Subdivisions between three (3) and five (5) acres on a one time basis only, may be established for the purpose of providing housing for members of the owner's family or equivalent unit.

Amended to:

(I) Deleted.

The effective date of this Ordinance shall be five (5) days after the enactment and ordaining thereof on March 7, 2000.

WARRIORS MARK BOARD OF SUPERVISORS

ATTEST:

L. Stewart Neff
Chairman

William H. Hoover

Donald E. Beckle

Mark E. Brown (SEAL)
Secretary

STATE OF PENNSYLVANIA

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:
:

SS

COUNTY OF ~~DELR~~ *Huntingdon*

I MARK E. BROWN, Secretary, do hereby certify that the foregoing is a true and attested copy of the Amendment to Ordinance No. 98-2, enacted by the Board of Supervisors of Warriors Mark Township, Huntingdon County, Pennsylvania on March 7, 2000.

Mark E. Brown

Mark E. Brown, Secretary