

CHAPTER 14

SUBDIVISION AND LAND DEVELOPMENT

ARTICLE I

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History: Adopted by the Board of Supervisors of Center Township as Ordinance No. 95-5-2, May 10, 1995 as amended by Ordinance No. 98-4-5, April 8, 1998, and Ordinance No. 99-5-2, May 12, 1999, and Ordinance 03-05-03, May 14, 2003, and Ordinance No. 03-06-04. The following Ordinances were repealed by Ordinance No. 42, October 6, 1982: Ordinance No. 30, June 26, 1979, Ordinance No. 31, June 26, 1979, Ordinance No. 31, June 26, 1979, and Ordinance no. 1-80-33, June 4, 1980 and 2004-05-03, May 12, 2004. The following Ordinances were repealed by Ordinance No. 95-5-2, May 1995: Ordinance No. 10, August 1960; Ordinance No. 10A, June 1969; Ordinance No. 22, April 1970; Ordinance No. 42, October 6, 1982. Further amended by Ordinance No. 2004-02-01, February 11, 2004; Ordinance No. 2004-05-03, May 12, 2004; Ordinance No. 2004-12-09, December 8, 2004, Ordinance No. 2005-06-01, June 8, 2005, Ordinance No. 2007-02-03, February 14, 2007, Ordinance No. 2008-06-03, June 11, 2008, Ordinance 2010-11-03, November 8, 2010 and Ordinance 2011-12-05, December 14, 2011.

ARTICLE I

AUTHORITY AND PURPOSE

§14-101. Authority

This Chapter is adopted by authority of and pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988 and all subsequent amendments.

§14-102. Purpose

This Chapter has been designed and adopted to provide uniform standards and procedures for the regulation and control of subdivision, mobile home park and land development within the Township of Center. The purpose of this Chapter is to:

- A. Promote the public health, safety, morals and general welfare;
- B. Assure that the arrangement of each subdivision, mobile home park and land development furthers the safe and orderly development of the Township by guaranteeing that proposed streets and other proposed public improvements will be coordinated with existing improvements; to facilitate future traffic and access; and to assure that sanitary sewer and water supply systems are of sufficient capacity and meet acceptable health standards;
- C. Safeguard land subject to flooding, high water table, subsidence, high voltage electric and/or high pressure gas lines from development that would aggravate these circumstances;

- D. Minimize erosion and sedimentation, destruction of natural plant materials, the grading of the land surface, and protect all natural resources of the Township; and
- E. Establish criteria for the development of mobile home parks that will ensure healthy living conditions for park residents, as well as, protect the surrounding properties.

§14-103. Jurisdiction

- A. The provisions of this Chapter shall be enforced by an administrator appointed by, and responsible to, the Board of Supervisors. He/she shall have the authority to receive applications for subdivision and/or land development, to determine the completeness of the applications and to forward complete applications to the Planning Commission, Township Engineer, and others as required by this Chapter.
- B. The Planning Commission shall have the authority to review and recommend subdivision and land development approval pursuant to this Chapter.
- C. The Planning Commission shall have the power to recommend to the Board of Supervisors, the adoption of amendments to this Chapter proposed by either body or by a landowner.
- D. The administrator shall evaluate and ensure the compliance of the construction with the terms of the approved plans by completing on-site inspections, at his/her discretion. Any discrepancies from the approved plan shall be communicated to the developer, in writing, with such notice demanding compliance within thirty (30) days from receipt of such notice.
- E. In the event that, within the thirty (30) day period, a developer fails to correct a violation as noted by the administrator, the administrator shall follow the enforcement procedures as identified in Article XIV.

§14-104. Effect

No landowner shall lay out, construct, open or dedicate any street, sewer, water main or other improvement for public use, travel or other purpose or for the common use of occupants of buildings abutting thereon; or sell, transfer, or enter into an agreement to sell any land in a subdivision or land development located in the Township, whether by reference to or by other use of a plat of such, or erect any building thereon, or extract and/or process minerals, unless and until a final plat has been prepared in full compliance with the provisions of this Chapter where applicable and such has been finally approved and recorded as provided herein. (*Ord 2011-12-05, 12/14/11, §29*)

§14-105. Application

The provisions set forth herein shall be held to be the minimum requirements necessary to meet the stated purpose of this Chapter and the general purposes of the aforesaid Pennsylvania Municipalities Planning Code, as amended. In addition, compliance with the provisions enumerated herein and all current land use regulations cross-referenced within this Chapter amendment text shall be deemed to be in compliance with the community development goals and objectives as stated in the Center Township Comprehensive Development Plan. All design, development, and construction shall be in compliance with the Pennsylvania Uniform Construction Code (see Chapter 2), the Center Township Codification of Ordinances, and all other local, state, and federal regulations. (*Ord 2008-06-03, 06/11/08, §1*)