

UNION TOWNSHIP  
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE: 2020-03

**AN ORDINANCE BY THE BOARD OF SUPERVISORS OF UNION TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 242 (SUBDIVISION AND LAND DEVELOPMENT) AND CHAPTER 280 (ZONING) RELATED TO THE TIME PERIOD REQUIRMENTS FOR SUBMISSION OF CERTAIN APPLICATIONS BEFORE PLANNING DEPARTMENT MEETINGS.**

**WHEREAS**, the Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township (the “Township”) to create ordinances for the regulation, administration and enforcement of Township zoning ordinances, codes, land development, etc.; and,

**WHEREAS**, pursuant to its authority under the MPC, the Board of Supervisors of the Township (the “Township Supervisors”) have adopted a Township Code; and,

**WHEREAS**, said Code provides for procedures to apply for various approvals involving, Subdivisions, Land Development and Zoning matters; and

**WHEREAS**, the Township believes there is a need to amend the Township Code, specifically Chapter 242 Subdivision and Land Development as well as Chapter 280 Zoning, to extend the required time periods for submission of certain applications to provide its professionals and the Planning Department with sufficient time to properly review the applications prior to a meeting; and,

**WHEREAS**, the Board believes the provisions contained herein will serve to further address those concerns; and,

**NOW THEREFORE**, the Board of Supervisors hereby ordains and enacts as follows, incorporating the above recitals by reference:

**SECTION 1. SHORT TITLE.**

This Ordinance shall be known as the Union Township “Subdivision, Land Development and Zoning Ordinance Timeline Amendment Ordinance.”

**SECTION 2. PURPOSE.**

Due to the complicated matters involved in many Subdivision, Land Development and Zoning Amendment applications, the Township believes the time period required to submit said applications should be extended from 10 or 14 days to 30 days prior to the next regular meeting of the Planning Department. This extension will help ensure the Township’s professionals and

Planning Department members have sufficient time to review and prepare to act on an application if deemed advisable. This will further allow the Planning Department time to consider more aspects of an application, including potential benefits and/or concerns.

### **SECTION 3. AMENDMENT TO CHAPTER 242, SUBDIVISION AND LAND DEVELOPMENT.**

Chapter 242, Article III, §242-13.A: Preliminary and final application submission (Minor Subdivisions), is amended by repealing the entire subsection and replacing as follows:

- A. The applicant shall file eight copies of an application for preliminary and final approval of a minor subdivision required by § 242-14 to the Township at least 30 calendar days prior to the regular meeting of the Planning Department. If the 30th day falls on a Saturday, Sunday or holiday, the application shall be filed by the close of business on the immediately preceding working day.

Chapter 242, Article IV, §242-23.A: Preliminary application submission (Major Subdivisions), is amended by repealing the entire subsection and replacing as follows:

- A. The applicant shall file eight copies of an application for preliminary approval required by § 242-24 of this chapter to the Township at least 30 calendar days prior to the regular meeting of the Planning Department. If the 30th day falls on a Saturday, Sunday or holiday, the application shall be filed by the close of business on the immediately preceding working day.

Chapter 242, Article IV, §242-26.A(2): Final application submission (Major Subdivisions), is amended by repealing the entire subsection and replacing as follows:

- A(2) In either case, the applicant shall submit eight copies of the final application required by § 242-27 to the Township at least 30 calendar days prior to the regular meeting of the Planning Department . If the 30th day falls on a Saturday, Sunday or holiday, the application shall be filed by the close of business on the immediately preceding working day.

Chapter 242, Article V, §242-38.A: Preliminary application submission (Land Development), is amended by repealing the entire subsection and replacing as follows:

- A. The applicant shall file eight copies of an application for preliminary approval required by § 242-39 of this chapter to the Township at least 30 calendar days prior to the regular meeting of the Planning Department. If the 30th day falls on a Saturday, Sunday or holiday, the application shall be filed by the close of business on the immediately preceding working day.

**SECTION 4. AMENDMENT TO CHAPTER 280, ZONING.**

Chapter 280, Article II, §280-7: Definitions, is amended by repealing the definition for Planning Commission and replacing it with the following:

**PLANNING COMMISSION/PLANNING DEPARTMENT**

The Planning Commission of Union Township, Washington County, Pennsylvania. All references to Planning Commission shall also include the Union Township Planning Department as permitted under the Municipalities Planning Code and Second-Class Township Code.

Chapter 280, Article XXII, §280-101.A(1)(a): Procedure for Approval (Conditional Use) is amended by repealing the entire subsection A(1)(a) and replacing as follows:

A(1)a. A written application for conditional use approval is submitted to the Zoning Officer no less than 30 calendar days prior to the regular meeting of the Planning Commission.

Chapter 280, Article XXII, §280-151.A: Procedures for Amendment (Land Development), is amended by repealing the entire subsection and replacing as follows:

A. Petitions for amendments shall be filed with the Planning Department at least 30 calendar days prior to the meeting at which the petition is to be heard; the petitioners, upon such filing, shall submit a legal description of the property proposed to be rezoned and a statement justifying the request and shall pay a filing fee, in accordance with the fee schedule fixed by resolution of the Board of Supervisors. The Planning Department shall review the proposed amendment and report its findings and recommendations in writing to the Board of Supervisors.

**SECTION 5. REPEALER.** Any Township Ordinances or provisions of the Township Code, which are inconsistent herewith are hereby repealed to the extent of any such inconsistency.

**SECTION 6. SEVERABILITY.** If any sentence, clause, section or other part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 7. EFFECTIVE DATE.** This ordinance shall become effective five (5) days after adoption.

ENACTED AND ORDAINED this 22 day of December, 2020.

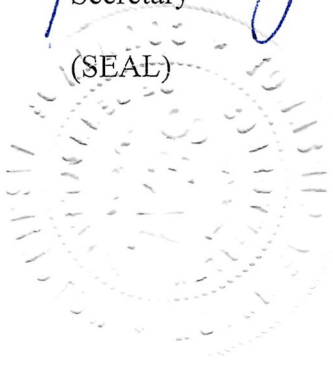
ATTEST:

BOARD OF SUPERVISORS  
UNION TOWNSHIP

Roberta Jinger  
Secretary

Walter Dorn  
Chairman, Board of Supervisors

(SEAL)



Chas E. T. Jr  
Supervisor

Robert L. Larson  
Supervisor

Arnold Biering  
Supervisor

David E. ...  
Supervisor