

**Clinton Township
Ordinance No. 2022 – 01
Amendments to the Subdivision and Land Development Ordinance**

Purpose

The purpose of this Ordinance is to amend the Subdivision and Land Development Ordinance as it pertains to the submittal and approval process for subdivisions and land development applications submitted to the Planning Commission for review, consideration, and approval.

(Revision to) Section 147-11 Layout Requirements

In the preparation of preliminary and final plans to be submitted to the Clinton Township Planning Commission for review, the following specifications and standards shall be required:

- A. All plans shall be drawn on sheets 24 inches by 36 inches in size.
- B. A proposed subdivision or land development site plan shall be drawn at a scale no smaller than “one- inch equals 100 feet,” which has been deemed sufficient by the Planning Commission to illustrate pertinent land features.
- C. All plans shall have the Title Block placed in the lower right-hand corner of the drawing with the scale, parcel number, date, title, engineer/surveyor name/seal, and location represented.
- D. All site plans shall not have topographic lines nor soil survey mapping information superimposed on the plan drawing. Topographic and/or soil survey information shall be depicted on separate sheets 24 inch by 36 inches in size and attached to the site plan drawing.

(Revision to) Section 147-57 first paragraph up to Section A

Ten (10) copies of the preliminary plan drawn in accordance with the regulations prescribed in Article III, along with appropriate fees, shall be submitted to the Township Manager/Secretary at least 28 days prior to the Regular (Voting) Meeting of the Planning Commission. Each submittal shall be accompanied by a detailed narrative which shall be very descriptive in nature and set forth the intent of the owner or developer as to the type, kind or class of the proposed subdivision or land development, as well as any other information and data required by the Planning Commission, including history of the land being subdivided or developed. Drawings shall be drawn on standard paper 24 inches by 36 inches in size and all costs associated with plan submission shall be the responsibility of the applicant.

The Planning Commission shall consider the appointment, design, and compliance with the Subdivision and Land Development Ordinance as well as other applicable municipal and state regulations, etc. of the proposed development as shown on the submitted plan at their Discussion (Non-Voting) Meeting. The Planning Commission shall notify the applicant or the applicant’s representative in writing by letter or electronic communication within two calendar days of said Discussion (Non-Voting) Meeting of all changes to be made to the plan that it considers necessary, desirable, and expedient, including inconsistencies with Township Ordinances. It

shall be the applicant's responsibility to revise the drawings, narrative, or any other document included with the submittal prior to the next scheduled Regular (Voting) Meeting.

Any applicant may come to the Township for guidance and/or direction in understanding and complying with the plan submittal process with a goal of achieving ultimate plan approval.

(Revision to) Section 147-58 first paragraph up to Section A

After approval of the preliminary plan, along with any special conditions and notes required by the Planning Commission, the final plan, drawn in accordance with the regulations prescribed in Article III, must include the special conditions and notes required by the Planning Commission and shall be submitted to the Township Manager/Secretary at least 14 days prior to the Regular (Voting) Meeting of the Planning Commission. The submittal shall include the original and reproducible mylar drawing along with four (4) copies of the final plan, signed by the owner or developer and duly attested by a Notary Public of the Commonwealth of Pennsylvania, shall be signed by the Chairman and Secretary of the Planning Commission with the seal of Clinton Township imprinted thereon if approval of the Final Plan is granted.

BE IT ORDAINED AND ENACTED BY THE CLINTON TOWNSHIP BOARD OF SUPERVISORS this 28th day of MARCH, 2022, that the preceding shall be enacted as part of the Clinton Township Consolidated Ordinances, as a Revision to Sections 147-11, 147-57 (first paragraph), and 147-58 (first paragraph).

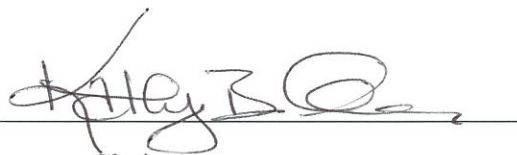
ATTEST:

CLINTON TOWNSHIP

BOARD OF SUPERVISORS:



Township Secretary

By: 

Chairman



By: 

Vice Chairman

By: 

Supervisor