

**NORTH FRANKLIN TOWNSHIP  
WASHINGTON COUNTY, PENNSYLVANIA  
ORDINANCE: 2-2021**

**AN ORDINANCE BY THE BOARD OF SUPERVISORS OF  
NORTH FRANKLIN TOWNSHIP AMENDING THE  
TOWNSHIP CODE, SPECIFICALLY CHAPTER 390  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, TO  
PROVIDE FOR REGULATIONS FOR MINOR LAND  
DEVELOPMENT.**

**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, 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, including the regulations related to Subdivision and Land Development activities, and,

**WHEREAS**, after reviewing matters the Township believes it is in the best interest and general welfare of their residents to amend the subdivision and land development ordinance to provide definitions for certain uses and procedures for review; 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 North Franklin Township “SALDO Amendment Ordinance of 2021”.

**SECTION 2. AMENDMENT TO ARTICLE III; SPECIFICALLY, SECTION 390-202  
SPECIFIC MEANINGS.**

§390-202 Definitions is amended by inserting the following:

**MINOR SUBDIVISION.** A single family residential development that creates two (2) to five (5) lots or up to five (5) dwelling units on a single parcel. This shall also include a consolidation of existing lots.

**SIMPLE SUBDIVISION.** Lot revisions that do not create new lots or buildings or public improvements.

**RIGHT-OF-WAY/EASEMENT REVISIONS.** Revisions of existing easements and/or rights-of-ways.

**SECTION 3. AMENDMENT TO ARTICLE III; SPECIFICALLY, SECTION 390-304. PROCEDURES FOR MINOR SUBDIVISIONS, MINOR LAND DEVELOPMENT AND PLAN ADJUSTMENTS.**

Article III of the Township Subdivision and Land Development Ordinance is amended by eliminating § 390-304 in its entirety and replacing with the following language:

§ 390-304. Procedures for simple subdivisions, right-of-way/easement revisions, minor subdivisions, minor land development and plan adjustments.

- A. Simple subdivision and right-of-way/easement revisions. Simple subdivisions and right-of-way/easement revisions shall be subject to review by the Washington County Planning Commission, Zoning Officer and Township Engineer prior to approval by the Board of Township Supervisors. The Township Zoning Officer and Township Engineer shall reserve the right to determine what requirements of Article IV, § 390-403 may be waived.
- B. Minor subdivision and land developments. Minor subdivisions and land developments shall be subject to review by the Washington County Planning Commission, Zoning Officer and Township Engineer, and only to the North Franklin Township Planning Commission if deemed necessary by the Township Zoning Officer. The requirements of Article IV, § 390-403 may be waived by the Zoning Officer upon recommendation by the Township Engineer. Minor subdivisions and land developments shall be reviewed and approved by the Board of Township Supervisors.
- C. Plan adjustments. Plan adjustments shall be reviewed by the Washington County Planning Commission, the Zoning Officer, Township Engineer, and the North Franklin Township Planning Commission. Plan adjustments shall be required to meet the same requirements as the minor subdivision and land development except as waived by the Zoning Officer upon the recommendation of the Township Engineer. All plan adjustments shall be reviewed and approved by the Township Board of Supervisors.

**SECTION 4. 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 5. 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 6. EFFECTIVE DATE.** This ordinance shall become effective five (5) days after adoption.

ENACTED AND ORDAINED this 13<sup>th</sup> day of July, 2021.

ATTEST:

BOARD OF SUPERVISORS  
NORTH FRANKLIN TOWNSHIP

Jacqueline M Kotchman  
Secretary

(SEAL)

G. A. Selt  
Chairperson, Board of Supervisors

Michael D. Quinn  
Supervisor

Steve Pappas  
Supervisor

Approved by the Township Solicitor:

By: Gary L. Sweat  
Gary L. Sweat, Esq.