

## TOWNSHIP OF STRASBURG

Lancaster County, Pennsylvania

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ORDINANCE NO. 105

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AN ORDINANCE TO AMEND THE STRASBURG TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REVISE REGULATIONS GOVERNING REQUIRED INFORMATION FOR PLANS.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, as follows:

Section 1. The Strasburg Township Subdivision and Land Development Ordinance, Chapter 4, Plans and Plats; Required information, Section 402, Minor Subdivision Plans, Subsection E, Plan Notes and Conditions, shall be amended to add the following paragraphs:

14. Notification from DEP that approval of the sewage facilities plan revision or supplement has been granted or notice from DEP that such approval is not required. A note to that effect shall also be placed on the plan.
15. Written notice from the Township Engineer that all proposed improvements have been designed to the standards of the Township and that financial guarantees in a form suitable to the Township and Township Solicitor have been received.
16. Notification from the appropriate state and federal agencies that approvals have been received, permits have been issued, or are not required, for any proposed activities within streams, wetlands, or any other state or federally regulated body of water or earth moving activities regulated by state agencies. These permits or approvals include, but are not limited to erosion and sediment control, floodplain encroachment permits, dam safety permits, NPDES permits, stream encroachment permits, and general permits.

Section 2. All other sections, parts and provisions of the Subdivision and Land Development Ordinance of the Township of Strasburg shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such

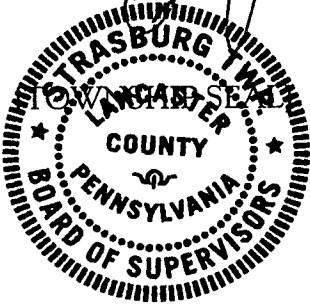
invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Strasburg as provided by law.

DULY ORDAINED AND ENACTED this 3<sup>rd</sup> day of July, 2017,  
by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, in  
lawful session duly assembled.

Attest: \_\_\_\_\_

(Assistant) Secretary



TOWNSHIP OF STRASBURG  
Lancaster County, Pennsylvania

By: \_\_\_\_\_

(Vice) Chairman  
Board of Supervisors



**County Commissioners**

Dennis P. Stuckey, Chairman  
Joshua G. Parsons, Vice-Chairman  
Craig E. Lehman, Commissioner

**Executive Director**

James R. Cowhey, AICP

**RECEIVED**  
JUN 16 2017

**Planning Commission**

150 North Queen Street

Suite #320

Lancaster, PA 17603

Phone: 717-299-8333


Fax: 717-295-3659

[www.lancastercountyplanning.org](http://www.lancastercountyplanning.org)

**MEMORANDUM**

17LU

**To:** Judith G. Willig, Secretary  
Strasburg Township

**From:** Gwen E. Newell, AICP  
Senior Community Planning 

**Thru:** Dean S. Severson, AICP  
Director for Community Planning

**Date:** June 13, 2017

**Re:** CPF #: 58-48, SALDO Amendment  
Strasburg Township  
LCPC Meeting of June 12, 2017

The Lancaster County Planning Commission (LCPC) has reviewed the above-referenced SALDO amendment. The amendment, when adopted, will revised regulations governing required information for Minor Subdivision Plans.

**PROPOSAL**

Strasburg Township is proposing to amend the Minor Subdivision Plan requirements within the Strasburg Township Subdivision and Land Development Ordinance. The following are among the proposed changes:

- Include notification from DEP that approval of the sewage facilities plan has been granted,
- Requirement notification that all appropriate state and federal permits has been received, and
- Require notification from the Township Engineer that all proposed improvements have been completed and a financial guarantee has been received by the Township.



**COMMENTARY**

The Strasburg Township Supervisors adopted their first Subdivision and Land Development Ordinance in March 2016. In implementing the document, staff realized that several requirements were inadvertently omitted in the submission of a Minor Subdivision Plan that is required for other plan submissions. This text amendment remedies that omission.

The proposed requirements for submission of a Minor Subdivision plan is consistent with Article V, Section 503 of the Pennsylvania Municipalities Planning Code regarding contents of a Subdivision and Land Development Ordinance.

**CONSISTENCY WITH COMPREHENSIVE PLANS*****Lancaster County Comprehensive Plan***

While the proposed amendments are not typically addressed in Balance, the Growth Management Element of the Lancaster County Comprehensive Plan. The amendments are generally consistent with the goal for regulations to be standard and consistent between municipal, state, and federal organizations.

***Municipal Comprehensive Plan***

The proposed amendment is not addressed in the Strasburg Region Comprehensive Plan adopted in 2006 by Strasburg Township and Strasburg Borough.

\* \* \*

DSS\GEN\fe

Copy: Bill Potter, Strasburg Township Planning Commission Secretary  
Morgan Hallgren Crosswell & Kane, Strasburg Township Solicitor  
Ralph M. Hutchison, East Lampeter Township Municipal Secretary  
Tara Hitchens, Director of Planning/ZO, East Lampeter Township  
Szilvia Troutman, Eden Township Municipal Secretary  
Sally M. Riehl, Paradise Township Municipal Secretary  
Sandra Graham, Pequea Township Municipal Secretary  
Vicki Eldridge, Providence Township Municipal Secretary  
Lisa M. Boyd, Strasburg Borough Municipal Secretary  
Joellyn Warren, West Lampeter Township Municipal Secretary  
Dee Dee McGuire, West Lampeter Township Manager

**PROOF OF PUBLICATION NOTICE IN**

State of Pennsylvania}  
  } ss:  
County of Lancaster}

An Affiant of the County and State aforesaid, being duly sworn, deposes and says that the LNP, a daily newspaper of general circulation published at Lancaster, County and State aforesaid, was established 1794-1877 since which date said daily newspaper has been regularly issued in said county, and that a copy of the printed notice or publication is attached hereto exactly the same as was printed and published in the regular editions and issues of said daily newspaper on the following dates:

23<sup>RD</sup> DAY OF JUNE 2017

Affiant further deposes that he/she is the Clerk duly authorized by the LNP Media Group, Inc., a corporation, publisher of said LNP, a newspaper of general circulation, to verify the foregoing statement under oath, and also declares that affiant is not interested in the subject matter of the aforesaid notice or advertisement and that all allegations in the foregoing statement as to time, place and character of publication are true.

**LEGAL NOTICE**

The Supervisors of Strasburg Township will hold a public hearing at 7:30 p.m. at their regularly scheduled meeting on Monday, July 17, 2017, at the Strasburg Township Municipal Building, 400 Bunker Hill Road, Strasburg, PA, to consider, and, if appropriate, at that meeting or at a subsequent meeting held within 60 days of the date of publication of this advertisement, to enact an ordinance, the caption of which is as follows:

**AN ORDINANCE TO AMEND THE STRASBURG TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REVISE REGULATIONS GOVERNING REQUIRED INFORMATION FOR PLANS.**

The proposed ordinance may be summarized as follows: The proposed ordinance adds paragraphs pertaining to notification requirements for sewage facilities, improvement guarantees, permits and approvals. A copy may be examined at the offices of this newspaper and at the Strasburg Township Municipal Building, 400 Bunker Hill Road, Strasburg, PA, Monday, Wednesday, and Friday from 9:00 a.m. to 5:00 p.m., Tuesday and Thursday noon to 5:00 p.m. Copies may be obtained for the cost of reproduction at the Township offices during the above hours.

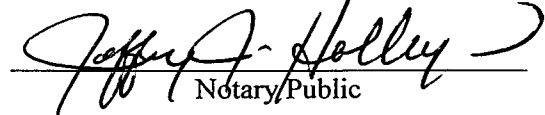
Judith G. Willig  
Township Secretary



(Affiant's Signature)

**COPY OF NOTICE OF PUBLICATION**

Sworn and subscribed to before me this  
23<sup>RD</sup> DAY OF JUNE 2017

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Jeffrey J. Hollinger, Notary Public  
City of Lancaster, Lancaster County  
My Commission Expires June 10, 2021  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES