

ORDINANCE NO.

22-1

AN ORDINANCE OF THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ORDINANCE NO. 71, CODIFIED AS CHAPTER 22, IN THE CODE OF ORDINANCES OF THE BOROUGH OF CONNOQUENESSING, SECTION 22-305, ESTABLISHING REQUIREMENTS FOR MINOR SUBDIVISIONS OF FOUR (4) RESIDENTIALLY-ZONED LOTS OR LESS.

BE IT ENACTED AND ORDAINED by the Borough of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, and it is hereby enacted and ordained as follows:

WHEREAS, the purpose of this Ordinance is to promote the general health, safety and welfare of the residents of Connoquenessing Borough, Butler County, Pennsylvania; and

WHEREAS, the Borough of Connoquenessing believes it is in the interest of the residents of Connoquenessing Borough to establish less stringent plan, plat, and data submission requirements for minor subdivisions; and

WHEREAS, this Ordinance is enacted pursuant to the authority contained in Article V, Section 501 of the Pennsylvania Municipalities Planning Code, as amended.

NOW THEREFORE, it is hereby enacted and ordained as follows:

1. Connoquenessing Borough's Subdivision and Land Development Ordinance, Ordinance No. 71, Section 305, codified as Chapter 22, Part 3, Section 305 (§22-305) in the Code of Ordinances of the Borough of Connoquenessing is hereby amended to read as follows:

"§22-305. Subdivisions of Four Residentially Zoned Lots or Less

Plans and data involving subdivisions of four residentially zoned lots or less shall include but not be limited to the following:

Final Plat

A. The provisions of §22-304 may be waived for subdivisions of four residentially zoned lots or less if no new street construction or openings are required, no wetlands are disturbed, and no unusual physiographic or topographic conditions exist. The requirements of §22-303 for preliminary plats shall be applicable.

preliminary

B. The Council shall have a period of 45 days within which to determine if a duly filed application for plat approval may be considered for final approval under this Section and make recommendations. Action by the Council shall be in accordance with §22-304.D. "

2. Connoquenessing Borough's Subdivision and Land Development Ordinance, Ordinance No. 71, Section 303, Subsection 6, codified as Chapter 22, Part 3, Section 303, Subsection 6 (§22-303.6.) in the Code of Ordinances of the Borough of Connoquenessing is hereby amended, to be consistent with the above amendment to Section 305, to read as follows:

"§22-303. Preliminary Plat.

...

6. *Nature of Approval.* Approval of a preliminary plat shall not constitute approval of a final plat, unless said preliminary plat consists of a maximum of four new parcels or lots intended for development as residential uses, in which case preliminary plat approval may act as final plat approval where the Council and the Borough Engineer find that further review is not required. ..."

3. All of the terms, conditions and general requirements of the Subdivision and Land Development Ordinance, Ordinance No. 71, codified as Chapter 22 of the Code of Ordinances of the Borough of Connoquenessing, not inconsistent herewith, are hereby affirmed, restated and incorporated herein by reference.

4. If any section, subsection, sentence, or clause of this ordinance is held, for any reason, to be invalid, illegal, or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

5. All Ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

DULY ENACTED AND ORDAINED this 17 day of May, 2005.

CONNOQUENESSING BOROUGH

By: Clayd L. Leslie
President

Vaughn J. Guthrie
Mayor

ATTEST:

[Signature]
Borough Secretary