

**LONDONDERRY TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

ORDINANCE 2025-01

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDONDERRY, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, TO REVISE AND UPDATE VARIOUS SECTIONS RELATED TO APPLICATION AND PLAT PROCEDURES AND TO REVISE THE ATTACHMENTS OF CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT, TO PROVIDE FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, The Londonderry Township Board of Supervisors has previously duly enacted a Subdivision and Land Development Ordinance of Londonderry Township, Dauphin County, Pennsylvania (hereinafter, the "SALDO"), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code ("MPC"), Act 247 of 1968, as amended (53 P.S. § 10101 et seq.), which Subdivision and Land Development Ordinance was codified as Chapter 22 of the Code of Ordinances of Londonderry Township; and

WHEREAS, since its adoption, the Board of Supervisors has from time to time amended the Subdivision and Land Development Ordinance; and

WHEREAS, The Board of Supervisors has met the procedural requirements of the MPC and of the Township's ordinance for the adoption of this proposed ordinance – which was prepared and recommended by the Township Planning Commission – including, public notice, County Planning Commission review, posting requirements, and the holding of a public hearing; and

WHEREAS, The Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania believes it is in the best interest of the Township's residents to amend Chapter 22 (Subdivision and Land Development) of the Code of Ordinances to update and revise provisions throughout Chapter 22 (Subdivision and Land Development) related to the procedures and application processes, and to amend the attachments thereof; and

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Londonderry Township will be served by the proposed Ordinance amendment.

NOW THEREFORE it is HEREBY ORDAINED, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that Chapter 22, Subdivision and Land Development, of the Code of Ordinances of the Township of Londonderry, is amended as follows:

SECTION 1. Chapter 22 (Subdivision and Land Development), Part 3 (Plat Requirements and Processing Procedures), Section 303 (Minor Subdivision Application), Subsection (1), Paragraph (A), Subparagraph (2) is hereby amended as follows, with deleted text shown in brackets and struck, underlined boldfaced text to be added, and ellipsis to depict text remaining unaltered:

- (2) [~~Fifteen~~] **Eight** paper copies, [~~one reproducible sepia-~~] and one electronic copy, in standard .pdf format [~~on CD-ROM~~] **via email or data storage device** of the plat, prepared by a registered surveyor or engineer on no larger than twenty-four-inch-by-thirty-six-inch sheets, drawn to scale not smaller than 100 feet to the inch, unless otherwise specified herein, clearly labeled "FINAL SUBDIVISION PLAT," shall be submitted, containing the following information:

SECTION 2. Chapter 22 (Subdivision and Land Development), Part 3 (Plat Requirements and Processing Procedures), Section 304 (Preliminary Plat; Procedure), Subsections (1) through (3),(5) and (6), are hereby amended as follows, with deleted text shown in brackets and struck, underlined boldfaced text to be added, and ellipsis to depict text remaining unaltered:

§304 Preliminary Plat; Procedures

1. A preliminary plat submission shall be submitted for every subdivision, ~~[except those granted in writing, by the Board of Supervisors, meeting the requirements of a minor subdivision plat per § 22-303.]~~ **Except those meeting the requirements of a minor subdivision plat per §22-303 and granted in writing by the Board of Supervisors**
2. The applicant, at least ~~[17]~~ **28** days prior to the meeting of the Planning Commission at which consideration is desired, and at least ~~[13]~~ **8** days prior to the meeting of the Board of Supervisors at which consideration is desired, shall file with the Township ~~[15]~~ **eight** paper copies and one electronic copy in standard pdf format ~~[on CD-ROM]~~ **via email or data storage device** of a preliminary plat containing the data required under § 22-305, Preliminary Plats; Specifications. ~~[Two copies]~~ **One copy** of such plans ~~[may be made]~~ **shall be** available to the public for review.
3. ~~[At its next regularly scheduled meeting, the Planning Commission shall review the plat content in respect to completeness.~~
 - A. ~~If the plat submission is found to be complete in accordance with the requirements of this chapter, the submission shall be accepted, with said acceptance to constitute official plat filing by the applicant as of that meeting date, and the Planning Commission may proceed with plat review.~~
 - B. ~~If the plat documentation is found to be incomplete in respect to the requirements of this chapter, the Planning Commission shall suspend review and the plat shall not be considered as being officially filed. Within five working days thereafter, the applicant shall be notified of the additional information required.]~~

The official filing date of any preliminary plat shall be the next regularly scheduled Planning Commission meeting following the date that the plat is submitted, or after a final court order remanding an application, or the 30th day from submission date or final court order if the next regularly scheduled meeting should occur more than 30 days from said submission or order. If the plat documentation is found to be incomplete in respect to the requirements of this chapter, the plan shall be suspended for review and the plat shall not be considered as being officially filed. Within five business days of submission, the applicant shall be notified of the additional information required.

5. The Planning Commission shall render a decision on the preliminary plat ~~within 60 days after the~~ **official** plat filing date and submit copies of the plat documents and its recommendations to the Board of Supervisors for action **at the next regularly scheduled meeting of the Board of Supervisors, unless the applicant has agreed, in writing, to an extension of time.**
6. The Board of Supervisors shall approve, conditionally approve, or disapprove the plat and shall communicate said decision to the applicant within 90 days after the official filing date. ~~[However, in no instance shall the ninety-day period begin more than 30 days after filing the plat.]~~ Said notice shall be in writing, shall specifically cite any conditions of approval and/or any plat defects, and shall be communicated to the applicant no later than 15 days following the decision. In the event that any modification of requirements from this chapter is requested by the applicant

or is deemed necessary by the Board of Supervisors for approval, the modification and the reasons for its necessity shall be entered in the records of the Board of Supervisors.

SECTION 3. The introductory paragraph of Subsection (1), Paragraph (A), of Chapter 22 (Subdivision and Land Development), Part 3 (Plat Requirements and Processing Procedures), Section 305 (Preliminary Plat; Specifications), is hereby amended as follows, with deleted text shown in brackets and struck, underlined boldfaced text to be added, and ellipsis to depict text remaining unaltered, including with Subparagraphs (1) through (21) of such Paragraph (A) remaining unaltered:

- A. ~~[Fifteen copies and one electronic copy, in standard .pdf format on CD-ROM, of]~~ **Plat shall be filed in accordance with §22-304.1 through §22-304.3 and shall include** a map or several maps or sheets on no larger than twenty-four-inch-by-thirty-six-inch sheets, drawn to scale not smaller than 100 feet to the inch, unless otherwise specified herein, clearly labeled "Preliminary Plat." When more than one sheet is required, an index sheet of the entire subdivision and land development shall be shown on a sheet of the same size. The preliminary plat shall show the following:

SECTION 4. Chapter 22 (Subdivision and Land Development), Part 3 (Plat Requirements and Processing Procedures), Section 306 (Final Plat; Procedures), Subsection (1), Paragraph (A) is hereby amended as follows, with deleted text shown in brackets and struck, underlined boldfaced text to be added, and ellipsis to depict text remaining unaltered:

- A. The applicant shall, not later than five years after the date of approval of the preliminary plat, submit ~~[one reproducible sepia, 15]~~ **eight paper** copies and one electronic copy, in standard .pdf format ~~[on CD-ROM]~~ **via email or data storage device**, of the required final plat documentation to the Township at least ~~[17]~~ **28** days prior to the meeting of the Planning Commission at which consideration is desired and ~~[13]~~ **eight** days prior to the meeting of the Board of Supervisors at which consideration is desired. Such documentation shall include all specifications and data required under § 22-312, "Final Plat; Specifications."

SECTION 5. Chapter 22 (Subdivision and Land Development), Part 3 (Plat Requirements and Processing Procedures), Section 312 (Final Plat; Specifications), Subsection (1), Paragraph (A) is hereby amended as follows, with deleted text shown in brackets and struck, underlined boldfaced text to be added, and ellipsis to depict text remaining unaltered, including with Subparagraphs (1) through (21) of such Paragraph (A) remaining unaltered:

- A. ~~[Fifteen copies, one reproducible sepia and one electronic copy, in standard .pdf format on CD-ROM, on]~~ **Plat shall be filed in accordance with §22-306.1.A and be** no larger than twenty-four-inch by thirty-six-inch sheets, drawn to scale not smaller than 100 feet to the inch, unless otherwise specified herein, and clearly labeled "Final Plat." When more than one sheet is required, an index sheet of the entire subdivision and land development shall be shown on a sheet of the same size. The final plat shall be drawn in ink and shall show the following:

SECTION 6. Chapter 22 (Subdivision and Land Development) is hereby amended as follows to delete the current three references to the official “Attachments” as indicated by brackets and strike through, and to replace them with one Attachment reference, indicated by underlined boldfaced text:

~~[Attachment 1—Minimum Stopping Site Distance
Attachment 2 Plat and Sewage Module Processing Flow Chart:
Attachment 3 Subdivision and/or Land Development Plan Application:]~~

Attachment 1 - Minimum Safe Stopping Sight Distance

SECTION 7 Chapter 22 (Subdivision and Land Development) is hereby amended to delete the current three “Attachments” that are appendices to the Chapter, and to replace them effective immediately with the Minimum Safe Stopping Sight Distance exhibit that is attached to this Ordinance as “Exhibit A” and incorporated herein by reference, which document shall be “Attachment 1” to Chapter 22.

SECTION 8. Repealer

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed

SECTION 9. Severability

In the event any provisions, sections, sentences, clause, or part of this Ordinance shall be held 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 remain in full force and effect.

SECTION 10. Effective Date

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

DULY ORDAINED and ENACTED this 3rd day of March , 2025, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

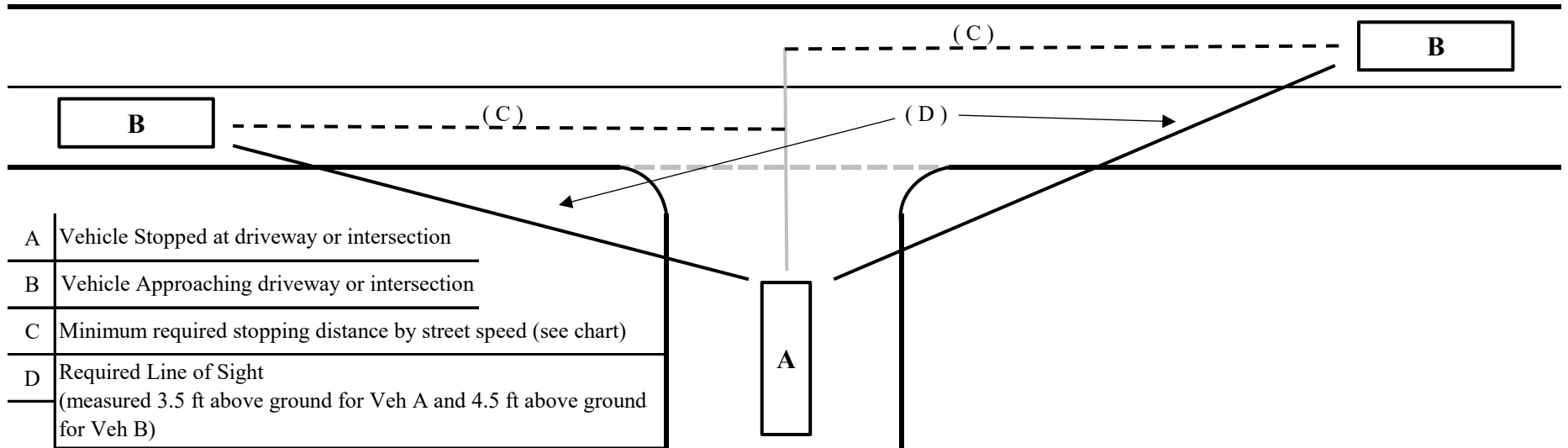
**BOARD OF SUPERVISORS
LONDONDERRY TOWNSHIP**

Signature on File
Mike Geyer, Secretary

By: Signature on File
Ron Kopp, Chair

EXHIBIT A
(Attachment 1 to SALDO)

22 Attachment 1
Township of Londonderry
Exhibit 1: Minimum Safe Stopping Distances



		Minimum Stopping Distance Table (in Feet) (Item C in sketch)																										
		Street Grade in Percent																										
		-13°	-12°	-11°	-10°	-9°	-8°	-7°	-6°	-5°	-4°	-3°	-2°	-1°	0°	+1°	+2°	+3°	+4°	+5°	+6°	+7°	+8°	+9°	+10°	+11°	+12°	+13°
Speed in MPH	15	85	84	83	82	81	80	79	79	78	77	77	76	75	75	74	73	73	73	73	72	72	71	71	71	70	70	70
	20	127	125	123	121	119	118	177	115	114	113	112	111	110	109	108	107	106	105	104	103	102	102	101	101	100	100	
	25	175	172	169	166	164	161	159	157	155	153	151	150	148	147	145	144	143	142	140	139	138	137	136	135	134	134	133
	30	247	241	235	230	226	221	217	214	210	207	240	201	198	196	194	191	189	187	185	183	182	180	178	177	175	174	173
	35	323	314	306	299	292	286	280	274	269	265	260	256	252	249	245	242	238	236	233	231	228	226	224	221	219	217	215
	40	428	414	401	389	379	369	360	352	345	337	331	325	319	314	309	309	299	295	291	287	284	280	277	274	271	268	266
	45	540	521	503	487	472	459	447	435	425	415	406	398	390	383	376	370	364	358	353	348	343	338	334	330	326	322	319
	50	674	647	622	600	581	563	547	531	517	504	492	481	471	462	453	444	436	429	421	415	409	403	397	392	388	382	278
55	795	762	733	706	682	660	641	622	605	590	576	562	550	538	527	517	508	494	490	422	475	467	461	454	448	442	437	