

POLK TOWNSHIP, MONROE COUNTY, PA
ORDINANCE NO. 03 OF 2016

AN ORDINANCE AMENDING THE POLK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO AMEND AND ADD CERTAIN DEFINITIONS TO THE ORDINANCE AND TO REQUIRE STORMWATER DRAINAGE AND MANAGEMENT PLANS FOR MINOR SUBDIVISION

WHEREAS, the Polk Township Board of Supervisors is authorized pursuant to the Second Class Township Code and the Pennsylvania Municipalities Planning Code to enact and amend Ordinances of the Township in order to promote the public health, safety and welfare; and

WHEREAS, the Township has adopted a Subdivision and Land Development Ordinance (SALDO) containing certain definitions; and

WHEREAS, it is the belief of the Polk Township Board of Supervisors that said definition should be amended, and further that the Ordinance should be amended to add definitions inadvertently omitted at the time of the original adoption of the Ordinance; and

WHEREAS, the Polk Township Board of Supervisors believe that stormwater drainage management and the requirement to adopt a Stormwater Drainage and Management Plan should be required for minor subdivisions, as defined in the Ordinance;

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Polk Township, Monroe County, Pennsylvania, as follows:

1. Section 204 of the SALDO is amended as follows:

- (a) The definition of **Lot Area, Gross** is repealed in its entirety and replaced with the following:

Lot Area, Gross – The horizontal land area contained within the property lines of a lot measured in acres or square feet. The term includes area of land, land area, lot size, parcel area, parcel size, tract area and any similar terms as related the gross area.

- (b) The definition of **Lot Area, Minimum Required** is amended to add the following after the preamble of the definition:

Lot Area, Minimum Required - The term includes area of land, land area, lot size, parcel area, parcel size, tract area and any similar terms as related to the minimum area required.

(c) The following definition is added:

Sewage Disposal, Central, Off-Site or Community - A sanitary sewage collection system in which sewage is carried from individual lots or dwelling units by a system of pipes to a central treatment and disposal system or sewage treatment plant which may be publicly or privately owned and operated. A system designed to serve a two-family dwelling or two (2) dwelling units located on the same property or adjacent properties shall not be considered as off-site sewage

2. Add the following ¶E to §404.4 - Supporting Documents and Information (for minor subdivisions).

E. The Stormwater Drainage and Management Plan required by §609.

3. This Ordinance is effective immediately.

IN WITNESS WHEREOF, the Board of Supervisors of Polk Township, Monroe County have hereunto ADOPTED and ENACTED the foregoing Ordinance on this 25th day of January, 2016.

POLK TOWNSHIP BOARD OF SUPERVISORS

By: Brian K. Ahner
Brian K. Ahner, Chairman

By: Michael D. Hurley
Michael D. Hurley, Vice-Chairman

Attest:

Ruthanne Toner
Ruthanne Toner, Secretary

POLK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 4 OF 2015

**AN ORDINANCE ADOPTING A NEW POLK TOWNSHIP ZONING
ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE (hereinafter "SALDO")**

WHEREAS, Polk Township is a Second Class Township located in Monroe County, Pennsylvania; and

WHEREAS, Polk Township has previously adopted Zoning Ordinances and Subdivision Land Development Ordinances, and amendments thereto, in accordance with enabling legislation being the Pennsylvania Municipalities Planning Code and the Pennsylvania Second Class Township Code; and

WHEREAS, Polk Township has partnered with Chestnuthill Township, Ross Township, Jackson Township and Eldred Township, all located in Monroe County, Pennsylvania for the purpose of adopting a Regional Comprehensive Plan and Intergovernmental Agreement with respect to Joint Planning and Zoning; and

WHEREAS, Polk Township and its representatives have worked extensively to update and revise the Polk Township Zoning Ordinance and SALDO; and

WHEREAS, Polk Township has, in accordance with legal requirements, duly advertised a Notice of Public Hearing in accordance with requirements of the Pennsylvania Municipalities Code with regard to adoption of a new Zoning Ordinance and SALDO; and

WHEREAS, said Public Hearing was held on April 23, 2015; and

WHEREAS, the Board of Supervisors of Polk Township believes it is in the best interest of the Township and its residents that a new updated Zoning Ordinance and SALDO be adopted;

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

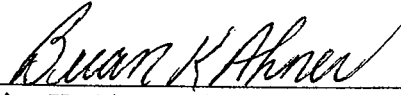
Section 1. The Board of Supervisors hereby adopts a new Subdivision and Land Development Ordinance for Polk Township, which shall hereafter be known and cited as "The Polk Township Subdivision and Land Development Ordinance ("SALDO")".

Section 2. The Board of Supervisors hereby adopts a new Zoning Ordinance for Polk Township, which shall hereafter be known and cited as "The Polk Township Zoning Ordinance".

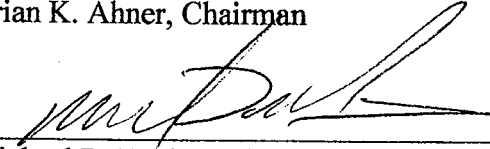
Section 3. The Polk Township SALDO and Zoning Ordinance shall be effective immediately.

ADOPTED this 23rd day of April, 2015

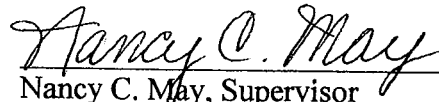
by the Polk Township Board of Supervisors.



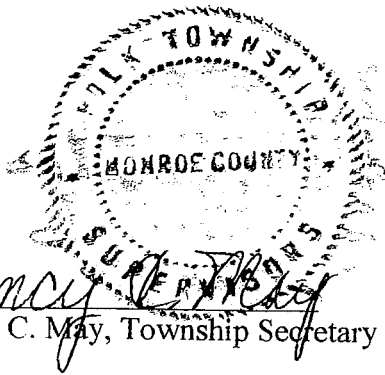
Brian K. Ahner, Chairman



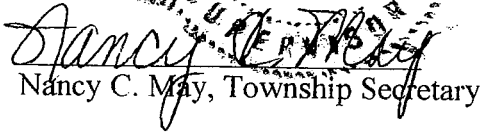
Michael D. Hurley, Vice-Chairman



Nancy C. May, Supervisor



Attest:



Nancy C. May, Township Secretary

RESOLUTION 2016- 07

**RESOLUTION PERTAINING TO RECREATION FEES IN LIEU OF LAND FOR
RESIDENTIAL SUBDIVISIONS**

This Resolution made by the Polk Township Board of Supervisors in accordance with the Polk Township Subdivision and Land Development Ordinance of 2014.

WHEREAS, Polk Township adopted a Subdivision and Land Development Ordinance in 2014; and

WHEREAS, the Ordinance provides for the imposition of recreation fees as specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC) in lieu of land dedication for residential subdivisions; and

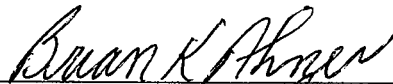
WHEREAS, Section 619.5 of the Polk Township SALDO provides that the fee for such recreation fees will be established by Resolution of the Board of Supervisors; and

WHEREAS, the Board of Supervisors wish to establish, in the within Resolution the amount of such recreation fees and make this information known to subdividers at the time an application is made for a residential subdivision of land.


NOW, THEREFORE, be it RESOLVED as follows:

1. In instances where the Polk Township SALDO requires or permits the imposition of recreation fees in lieu of land dedication for recreational purposes, the amount of said recreation fees shall be Five Hundred (\$500.00) Dollars per subdivided lot.
2. In accordance with Polk Township SALDO Section 619.3, all such funds shall be placed in a segregated interest bearing account and shall be used solely by the Township for acquisition of public open space, and related debt payments, development of public recreational facilities, landscaping of public open space and related engineering and design work.
3. Recreation fess shall be paid by a subdivider prior to the Township giving final subdivision approval, or alternatively, a schedule for payments shall be set forth in a Land Development Agreement between the developer and the Township.
4. Recreation fees in lieu of dedicated land shall be applicable to all residential subdivisions in Polk Township, however the Board of Supervisors may elect to waive the imposition of recreation fees in the event of minor subdivisions that do not create new residential building lots.

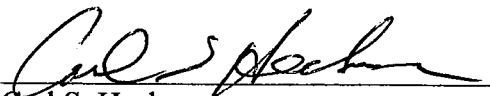
IN WITNESS WHEREOF, the Polk Township Board of Supervisors approves this Resolution the 23 day of May, 2016.



Brian K. Ahner, Chairman

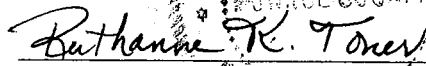


Michael D. Hurley, Vice-Chairman



Carl S. Heckman

ATTEST:



Ruthanne K. Toner, Secretary

