

CHAPMAN TOWNSHIP, CLINTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 2011-2

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE CHAPMAN TOWNSHIP ZONING ORDINANCE ADOPTED APRIL 6, 1998; AMENDING SECTION 14.01 STATING THE REQUIREMENTS FOR ZONING PERMITS; AMENDING SECTION 15.06 STATING THE REQUIREMENTS FOR NOTICE FOR HEARINGS BEFORE THE ZONING HEARING BOARD; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF**

**WHEREAS**, Chapman Township, Clinton County, Pennsylvania is a second class township organized and operating under the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, on April 6, 1998, the Board of Supervisors of Chapman Township adopted the Chapman Township Zoning Ordinance; and

**WHEREAS**, the Board of Supervisors of Chapman Township wish to amend and modify certain provisions of said Zoning Ordinance.

**NOW THEREFORE**, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Chapman Township, Clinton County, Pennsylvania as follows, to wit:

**SECTION I:** Section 14.01 (entitled "Zoning Permits") of the Chapman Township Zoning Ordinance adopted April 6, 1998 is hereby deleted in its entirety and replaced with the following provision:

Section 14.01 Zoning Permits

It shall be unlawful to commence the excavation for or the construction or alteration of any building or structure, including but not limited to dwellings, commercial or industrial buildings, additions, garages, pools, sheds and fences, until the Township Zoning Officer has issued a zoning permit for such work. Zoning permits shall also be required for the construction, alteration or demolition of land improvements such as sidewalks, driveways, patios and retaining walls. Zoning permits shall also be required for any change, addition or expansion of the use of any lot, building or structure. No zoning permit shall be required for repairs to or maintenance of any building, structure or lot provided such repairs or maintenance do not change the use or footprint of any existing building or structure or otherwise violate the provisions of this Ordinance. This paragraph shall not limit the responsibility of a property owner to secure a building permit pursuant to the provisions of the Uniform Construction Code or other applicable law or ordinance..

**SECTION II.** Section 15.06 (entitled "Advertising") of the Chapman Township Zoning Ordinance adopted April 6, 1998 is hereby deleted in its entirety and replaced with the following provision:

Section 15.06 Notice for Zoning Hearings

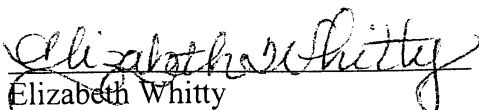
Upon receiving an application or appeal the Zoning Hearing Board shall fix a reasonable time and place for public hearing thereon and shall give public notice as required by the provisions of the Municipalities Planning Code. In addition, the Zoning Hearing Board shall provide written notice by first class mail at least ten (10) days prior to the date of the hearing to the Applicant or Appellant and to any parties who may make a timely written request for the notice. The Applicant or Appellant shall further be required to provide written notice by mail or personal service at least seven days prior to the date of the hearing on all property owners owning property located within 200 feet of the premises subject to the hearing. Notice shall be mailed to the address of record for the adjoining property owners as maintained on the assessment records available through the Clinton County Assessment Office. Proof of service shall be deemed satisfied upon presentation of an official stamped proof of mailing on the appropriate United States Postal Service Form indicating the mailing of said notice at least 10 day prior to the date of the hearing to the addresses on the records of the Clinton County Assessment Office. Proof of personal service or any other form of service shall be in the form of an affidavit stating the date, place and manner of service.


**SECTION III.** All ordinances and parts of ordinances inconsistent herewith are hereby repealed.


**SECTION IV.** This ordinance shall take effect five (5) days from the date of enactment.


**ENACTED AND ORDAINED** into law by the Township of Chapman, Clinton County, Pennsylvania on this 1 day of November, 2011.

ATTEST:

  
Elizabeth Whitty  
Secretary/Treasurer

  
Tim Horner, Supervisor

  
Charles Rossell, Supervisor

  
George R. Machak, Supervisor

