



Cumberland County Review Report

Cumberland County Planning Department
 310 Allen Road, Suite 101
 Carlisle, PA 17013
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
New Subdivision & Land Development Ordinance				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
West Pennsboro Township	4/27/2021	5/20/2021	SH, SW, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
SALDO New Ordinance			Approval With Comments	
<i>Explanation of Amendment:</i>				
New Subdivision & Land Development Ordinance				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Township should update the Table of Contents prior to adoption of the ordinance. 2. Page 3-8 and 3-9, Definition of Dwelling, Manufactured Home – The language provided does not define what constitutes a manufactured home. Further, the requirements specified in #5.A-B should be moved to the body of the ordinance rather than be part of the definitions section. 3. Page 3-11 – Recommend using the official definitions provided by FEMA <ul style="list-style-type: none"> • FIRM = Official map of a community on which FEMA has delineated the Special Flood Hazard Areas (SFHAs), the Base Flood Elevations (BFEs) and the risk premium zones applicable to the community. • FHBM = Official map of a community issued by FEMA, where the boundaries of the flood, mudflow and related erosion areas having special hazards have been designated. 4. Page 3-16, The definition of Mobile Home refers back to Manufactured home, which does not have a clear definition. Both terms should have clear definitions. 5. Page 3-16, Definition of Modular Home - What is the difference between a manufactured home, mobile and modular home? 6. Page 5-12, Intersection Sight Distance and Clear Sight Triangles – The ordinance includes Clear Sight Triangle requirements, but does not address Sight Distance. Sight Distance is later referenced in Exhibit 5-1.1.C. 7. Page 5-21, Street Tree Requirement – What was the intent of removal of street tree requirements, is it to simply prohibit them from being planted in the street ROW? Requiring street trees is a recommended best practice. 8. Page 5-56, Exhibit 5-1 Highway Access Management Standards – The numbering and tabs in this section should be reviewed. 				

9. It appears that the ordinance includes Exhibits and Appendices that should be incorporated into the numbering of the ordinance. These changes would also improve the Table of Contents and make the ordinance easier for the reader, the Engineer and the Enforcement Officer.
- Page 5-12, Intersection Sight Distance and Clear Sight Triangles – The requirements for a Clear Sight Triangle should be identical to the Clear-Sight Triangles shown on Exhibit 5-2 (Page 5-71).
 - Page 5-56, Exhibit 5-1 Highway Access Management Standards – These requirements are not found on the Table of Contents. Recommend noting these requirements in the Table of Contents for ease of use. Further, we recommend that these requirements be located in Sections 506-510 to avoid duplication of language and interpretation issues.
 - Page 5-71, Exhibit 5-1 Highway Access Management Standards –This section includes an exhibit numbered 5-2. This numbering may create confusion with Page 5-27 (figure 5-2).
 - Page 5-90, Exhibit 5-3 is also labeled Table 4.2. It would appear that Table 4.2 label could be deleted.
 - Pages 5-91-93, Exhibits 5-4,5-5,5-6, 5-7 are not referenced in the text of the ordinance
 - Page 5-94, Stormwater Management Summary appears to be Exhibit 7, but is not labeled
 - Section 513 Lighting and Appendix 10 – Recommend combining these two sections, under section 513. Further, the Table of Contents indicates that Outdoor Lighting is in Appendix 13. It appears that this should be Appendix 10.
10. Recommend reviewing the spacing and formatting throughout the document prior to publishing a final product for public review.

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”