

93 DEC 22 P 2: 35

**SOUTH SHENANGO TOWNSHIP**  
**CRAWFORD COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. 93-1**

**AN ORDINANCE AMENDING SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ORDINANCE 1-81 ADOPTED 3/9/81.**

Be it remembered that, at a public meeting of the South Shenango Township Board of Supervisors held this day, upon motion made, seconded and approved by a majority of a quorum of the supervisors proven and voting, the following amendments to the Subdivision - Land Development Regulations, Ordinance 1-81, adopted 3/9/81, were and the same are hereby ordained and enacted as follows:

Ordinance 1-81 is amended by adding thereto the following:

. . .

203.6        Recombination of Lots in Existing Subdivisions which satisfy the criteria set forth at Section 204A hereof.

. . .

204A        Recombination of Lots in Existing Subdivisions.

The following process and procedure shall be used for a proposal for the recombination of lots in existing subdivisions as in Section 203.6 of this Ordinance where it is the intention of the owner of multiple contiguous lots to recombine such lots or parcels to be a single, unified lot or parcel, where the following further conditions exist:

204A.1 The property is located in a subdivision which was planned and delineated on a plat which was approved by the Township officials and placed on record in the Office of the Crawford County Recorder of Deeds; and

204A.2 The above referenced subdivision plat provides sufficient survey data to permit the accurate location of the perimeter boundary of the subject lots and parcels and all delineated road and lot patterns; and

204A.3 The property consists of two or more of the lots planned and delineated in the above referenced subdivision; and

204A.4 The lots sought to be combined shall not be separated by any public street or road or by any area dedicated for use as a street or road, or for any other public purpose; and

204A.5 The lots sought to be combined shall not be occupied by or display multiple uses or other characteristics requiring or constituting a subdivision pursuant to the terms of this Ordinance, section 801.51; and

204A.6 The proposed expanded area shall be of a shape and character so as to reasonably accommodate use or further development as a single, expanded parcel; and

204A.7 All municipal liens entered against the subject property, or any part thereof, shall have been paid in full and all annual real estate taxes which have been assessed and billed shall have been paid in full.

Any person seeking to expand the area of a lot or parcel as provided herein shall submit the Application form for Recombination of Lots in Existing Subdivisions and form of approval, which appear at Appendix IV of this Ordinance, accurately completed and signed by the applicant whose signature shall be duly acknowledged by a notary public, to the Township Planning Commission or to an agent designated by the Township to receive such applications. Each application shall be accompanied by a payment consisting of an application fee to be determined and set from time to time by the Supervisors, and an amount equal to projected filing and processing costs. The Planning Commission or the agent shall review the application and shall submit the application to the Township Board of Supervisors with a report concerning compliance of the proposed recombination with the requirements of this Section 204A and a recommendation concerning action by the Township. The Board of Supervisors shall act to grant or deny all applications submitted to it and shall give notice of its decision as required by law for the approval of plats. In addition, the Board shall transmit a copy of every application and the decision of the Supervisors to the County and Township Planning Commissions. This

procedure shall be deemed to be a waiver of certain general requirements of law including specifically Section 502(b) of the Municipalities Planning Code, 53 P.S. §10502(b). Approval by the Township of any Application for Recombination shall not affect or extinguish any private property rights of third persons arising from or under the original subdivision. The applicant shall be deemed to be a "developer" and the approved application shall be deemed to be a "plat" for purposes of the laws requiring the recording of approved plats as set forth in Section 513 of the Municipalities Planning Code, 53 P.S. §10513. The action of using this Application Form to establish a revised and larger lot or parcel shall not require a land survey and shall not necessitate any review or approval process other than as specifically set forth in this section. Any further land development or subdivision of the resulting lot or parcel will be subject to all the requirements set forth in the Township Subdivision and Land Development Ordinance.

. . .

Ordained and enacted into law this 14 day of December 1993, to take effect immediately.

**South Shenango Township  
Board of Supervisors**

By: Kelly L. Donnan  
**Chairman**

By: Larry Conn  
**Supervisor**

By: Arnold P. Speltz  
**Supervisor**

**Attest:**

By: Debra A. Tolson  
**Secretary**

APPENDIX III

**APPLICATION FOR  
RECOMBINATION OF LOTS IN EXISTING SUBDIVISIONS**

I (we) \_\_\_\_\_ is (are) owners of lots or parcels of land located  
Property Owners(s)  
in North Shenango Township/South Shenango Township, Crawford County, Pennsylvania  
identified as Crawford County Tax Assessment No.'s (\_\_\_\_\_) also identified as Lots No.  
\_\_\_\_\_ in the \_\_\_\_\_ which is recorded at Crawford County Plan  
allotment or subdivision  
Book \_\_\_\_ at page \_\_\_\_\_.

I (we) do hereby make application to the township supervisors to approve and permit the recombination of the separate lots or parcels identified above into a single continuous parcel. This application is made pursuant to the appropriate provision of the township Subdivision Ordinance governing recombination of lots in existing subdivisions. It is understood and agreed by the property owners identified above, their respective executors, administrators, heirs, successors and assigns that any future subdivision of the unified parcel which shall exist after the approval of this application will take place in full conformity with the appropriate provisions of the Township Subdivision and Land Development Ordinance as amended from time to time. These lots may not qualify for subdivision. A FUTURE APPLICATION FOR SUBDIVISION OF THE LOTS OR PARCELS WHICH ARE TO BE COMBINED THROUGH THIS APPLICATION PROCEDURE WILL BE DENIED IF THE LOTS DO NOT SATISFY SUBDIVISION REQUIREMENTS THEN IN EFFECT.

I/We hereby represent that:

- a. The separate parcels identified above are located in a subdivision which is set forth on a plat which was approved by the township officials and placed on record in the Office of the Crawford County Recorder of Deeds; and
- b. The above-referenced subdivision plat provides sufficient survey data to permit

the accurate location of the subject lots, their perimeter boundaries and delineated road and lot patterns; and

c. Property consists of two or more of the lots planned and delineated in the above-referenced subdivision; and

d. The lots to be combined are not separated by any public street or road or by any area dedicated for use as a street or road, or for any other public purpose; and

e. The lots to be combined have not been developed or used for multiple residential or business uses; and

f. The proposed expanded area shall be of the shape and character so as to reasonably accommodate use or further development as a single, expanded parcel; and

g. The applicant(s) is/are the title owners of the lots subject of this application; and

h. The separate parcels identified above are contiguous parcels; and

i. There are no unpaid real estate taxes or municipal liens encumbering or affecting any of the lots sought to be combined.

The property owners do hereby request that the township supervisors approve this recombination lots or parcels of land identified above, and certify that the foregoing information and statements are true and correct.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

**SUBDIVISION PLAN MODIFICATION AND  
RECOMBINATION OF LOTS**

The undersigned, being \_\_\_\_\_ and \_\_\_\_\_  
\_\_\_\_\_, of \_\_\_\_\_  
\_\_\_\_\_ (address), are record owners of Lots \_\_\_\_\_,  
\_\_\_\_\_ and \_\_\_\_\_ in the \_\_\_\_\_ Allotment or Subdivision  
recorded in the Office of the Recorder of Deeds of Crawford County at Plan Book \_\_\_\_\_, Page  
\_\_\_\_\_, under Deeds recorded in the Office of the Recorder of Deeds of Crawford County at \_\_\_\_\_  
Book No. \_\_\_\_\_, Page \_\_\_\_\_. (The Record of Deeds is requested to index this item  
against the applicants as grantors and grantees.)

This instrument is intended to and does hereby modify said Subdivision or Allotment plat or  
plan referred to above by joining or recombining the above-referenced lots, Lots No. \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ into one and a single lot with the result that said lots shall hereafter  
not be treated or regarded as separate, divided lots for any purpose whatsoever unless or until  
subdivided or developed in accord with the applicable laws and regulations. The Plan/Plat of  
\_\_\_\_\_ recorded in Plan Book \_\_\_\_\_, Page \_\_\_\_\_, is hereby amended  
and modified accordingly.

*IN WITNESS WHEREOF*, the undersigned have hereunto set their hands and seals the day  
of \_\_\_\_\_, 1993, to evidence their request for approval of, and consent to the above referenced  
action.

**Witness:**

\_\_\_\_\_ [SEAL]

\_\_\_\_\_ [SEAL]

Acknowledged and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by the Board of  
Supervisors of North Shenango Township, pursuant to and in accord with North Shenango  
Township Subdivision and Land Development Ordinance No. \_\_\_\_\_.

North Shenango Township Board  
of Supervisors

By: \_\_\_\_\_  
Chairman

**Attest:**

By: \_\_\_\_\_  
Secretary



**CULBERTSON, WEISS, SCHETROMA and SCHUG, P.C.**

**Attorneys and Counselors at Law  
911 Diamond Park  
Meadville, Pennsylvania 16335-2693**

**Stuart A. Culbertson  
1896-1988**

**Willis E. Schug  
Retired**

**Edward Max Weiss  
Russell L. Schetroma  
David L. Hotchkiss  
John B. Brautigam  
Nancy M. Sennett  
Alan R. Shadlinger  
Glenn A. W. Thompson  
Kemp C. Scales  
John M. Dawson**

**Telephone: (814) 336-6500**

**Cable Address: Counselors  
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**December 15, 1993**

**Mr. Ed Edinger  
Crawford County Planning Commission  
Crawford County Courthouse  
Meadville, Pennsylvania 16335**

**Ms. Antoinette Allegretti  
Register and Recorder  
Crawford County Courthouse  
Meadville, Pennsylvania 16335**

**Mr. Burt Crawford, Chairman  
South Shenango Township Planning Commission  
981 Hartstown Road  
Jamestown, Pennsylvania 16134**

**Mr. Joseph Galbo  
Chief Assessor  
Crawford County Courthouse  
Meadville, Pennsylvania 16335**

**William Walker, Esquire, Solicitor  
North, Shenango Township Authority  
Thomas, Truax, Spadafore and Walker  
296 Chestnut Street  
Meadville, Pennsylvania 16335**

**Re: South Shenango Township Subdivision Amendment**

**Ladies and Gentlemen:**

Please find enclosed a signed original draft of the Subdivision Ordinance which was adopted by the South Shenango Township Supervisors, after public hearing, at a meeting held December 14, 1993 at 8:00 p.m.

**Yours sincerely,**

**CULBERTSON, WEISS, SCHETROMA and SCHUG, P.C.**

**By:** \_\_\_\_\_

**David L. Hotchkiss**

**DLH/sar/crawfor  
Enclosure**

**cc: Rebecca Tokar, Secretary  
South Shenango Township  
124 Collins Road  
Jamestown, Pennsylvania 16134**