

**EAST MEAD TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2025 – 02**

AN ORDINANCE OF EAST MEAD TOWNSHIP, CRAWFORD COUNTY,  
PENNSYLVANIA, TO AMEND THE EAST MEAD SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE TO ADD REGULATIONS FOR COMMERCIAL SOLAR  
ENERGY SYSTEM DEVELOPMENTS AND TO AMEND ADMINISTRATION AND  
ENFORCEMENT PROVISIONS

*Be it Ordained and Enacted* by the Board of Supervisors of East Mead Township, Crawford County, Pennsylvania, and it is hereby enacted and ordained by and with the authority thereof as follows:

**SECTION 1 – Amendment to East Mead Township Subdivision and Land Development Ordinance.** The East Mead Township Subdivision and Land Development Ordinance adopted April 9, 1979, as amended, is hereby amended to add a new Article VII entitled Principal Solar Energy System Developments for the purpose of providing reasonable regulations for the development of large scale commercial solar energy generation and production facilities within the Township to protect the safety and welfare of Township residents; to protect the character and integrity of residential, rural, environmental, and natural resources in the Township while permitting the reasonable location and development of solar energy facilities within the Township; to minimize adverse visual impacts of solar energy facilities through careful siting and landscape screening; and to provide for the safe and proper removal of all solar energy facilities when their use is ended. In addition, it adds new provisions to update the former administration and enforcement provisions of the ordinance, in a manner consistent with the Pennsylvania Municipalities Planning Code.

**SECTION 2 -** A new Article VII entitled Principal Solar Energy System Developments is added to the East Mead Township Subdivision and Land Development ordinance which shall read as follows:

**VII. Principal Solar Energy System Developments**

**A. Principal Solar Energy System Development Requirements.**

No land development providing for the construction or installation of a Principal Solar Energy System or addition of a Principal Solar Energy System to an existing Solar Energy System shall be permitted unless plans for the development have been submitted and approved in accord with the requirements of this Ordinance; and the construction, operation and maintenance of a Principal Solar Energy System shall be undertaken in accord with the provisions of this ordinance and the approved plans..

## **B. Definitions**

In addition to other applicable definitions the following shall apply to Principal Solar Energy System Developments.

**ACCESSORY SOLAR ENERGY SYSTEM (ASES):** A Solar Energy System used to capture solar energy for use by residential, commercial, institutional, industrial or other uses of land located on the same property on which the Solar Energy System is located. This may include incidental sale of excess energy to an electrical utility.

**GLARE:** The effect produced by light with an intensity sufficient to cause annoyance, discomfort or loss in visual performance and visibility.

**OWNER:** Whenever the term Owner is used in this Ordinance as related to the Solar Energy Generation Facility, it shall include not only the persons or entities who are the owners of the facility but also the persons or entities responsible for the operation and maintenance of the system.

**PRINCIPAL SOLAR ENERGY SYSTEM (PSES):** An area of developed or undeveloped land used for a large-scale solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power principally for sale to public utilities and off-site use. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted, solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers; inverters, transformers, substations; and other appurtenant structures.

**SOLAR ENERGY:** Radiant energy (direct, diffuse and/or reflective) received from the sun.

**SOLAR ENERGY SYSTEM:** A system comprised of Solar Panels and other Solar Related Equipment used to capture solar energy and convert it into electrical energy or thermal power for use on the property where the system is located or for use off the site where the system is located or both.

**SOLAR RELATED EQUIPMENT:** Items including a solar photovoltaic cell, module, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used or intended to be used for collection of solar energy.

**SOLAR ARRAY:** A grouping of multiple solar modules with the purpose of harvesting solar energy.

**SOLAR CELL:** The smallest basic solar electric device which generates electricity when exposed to light.

**SOLAR MODULE:** A grouping of solar cells with the purpose of harvesting solar energy.

**SOLAR PANEL:** The part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water, heating and/or for electricity.

**TOWNSHIP:** East Mead Township, Crawford County, Pennsylvania and its governing body.

### **C. Additional Land Development Plan Requirements.**

In addition to the requirements for land development plans as set forth in this ordinance, an application for a Principal Solar Energy System development shall include the following:

1. Submission of an Application together with a fee as established from time to time by Resolution of the Board of Supervisors to reimburse the Township for reasonable administrative costs and expenses incurred by the Township for review of the plans for the Solar Energy System, together with those expenses incurred by the Township for review by its Professional Consultants as that term is defined in the Pennsylvania Municipalities Planning Code regarding such plans and compliance with these regulations.
2. The Application shall include the identification of the property where the PSES is to be located, the name of the owner of the property where the PSES will be located and the name, address and contact information for the Applicant and persons responsible for the construction and operation of the Solar Energy System
3. A narrative describing the proposed Solar Electric Energy Facility, including an overview of the project; the project location; the approximate generating capacity of the Solar Electric Energy Facility, the approximate number, representative types and height or range of heights of the panels or other Solar Electric System equipment to be constructed, including their generating capacity, dimensions and respective manufacturers, and a description of all ancillary facilities.
4. A site plan showing the planned location of each Solar Electric Facility property lines, setback lines, access roads and turnout locations, substation(s), electrical cabling from the Solar Electric System to the substation(s), ancillary equipment, buildings and structures, including associated distribution and/or transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.

5. The Application shall include mapping and plans that identify the lands proposed for the facility, and the lands adjacent to the location of the facilities, the proposed layout for the facility and a sketch showing details about the location in reference to residences, streams, roadways, and other features of the land.

6. An affidavit or similar evidence of agreement between the Landowner of the real property on which the Solar Energy Facility is to be located and the Facility Owner, demonstrating that the Facility Owner has permission of the Landowner to apply for necessary permits or approvals for construction and operation of the Solar Energy Facility.

7. The Application shall include a plan for maintaining the facility in a safe condition to prevent emergency responders, maintenance personnel and the public from exposure to electrical and other hazards when on the premises.

8. Other relevant studies, reports, certifications and approvals as may be provided by the Applicant or required by the Township to ensure compliance with this Ordinance, such as, but not limited to environmental impact studies, and decommissioning plans.

9. The Application shall also include information regarding other applicable governmental and regulatory requirements.

#### **D. Principal Solar Energy Systems (PSES).**

Principal Solar Energy Systems shall be constructed, maintained and used in accordance with the following standards:

1. Before construction may commence, plans for the development meeting the requirements of the Township's Stormwater Management Ordinance, Floodplain Management Ordinance, and all other applicable Township Ordinances must be submitted to the Township for review and approval, and all construction and development must comply with plans approved in accord with those applicable regulations.

2. Before construction may commence, all Principal Use Solar Energy Systems developments must comply with all applicable Federal, State and local regulations and have permits required by any governmental regulatory agency with jurisdiction over any aspect of the development. Such requirements shall include, but shall not be limited to, Soil Erosion and Sedimentation Plans, and NPDES Plans, and Uniform Construction Code permits. No construction may commence without required permits and approvals and except in accord with all such permits and approvals.

3. The layout, design, installation, and ongoing maintenance of all Principal Solar Energy Systems shall conform to applicable industry standards, with the PA Uniform Construction Code as applicable, and with all other applicable fire and life safety

requirements. Those plans should include appropriate safety/warning signage concerning voltage which shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the PSES shall be locked to prevent unauthorized access or entry. Principal Solar Energy Systems must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, or being in an unsafe condition or condition detrimental to public health, safety or general welfare. All on-site transmission and plumbing lines shall be placed underground to the extent feasible. The PSES owner and/or operator shall repair, maintain and replace the PSES and related solar equipment in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.

4. Before construction may commence, the owner of a PSES shall provide the township with written confirmation, such as an interconnection request, that the public utility company to which the PSES will be connected has been informed of the intent to install a grid connected system, and received tentative approval of such connection.

5. At all times, the PSES owner and/or operator shall keep the Township informed of persons to contact in the event of any hazard, danger, event that causes harm to the facility, or emergency. Such information shall include names, titles, addresses, phone numbers, and email information for the persons responsible for responding to such situations and responsible for responding to inquiries and complaints of the public, throughout the life of the project.

6. All PSES facilities shall be situated to minimize glare onto nearby structures and roadways.

7. Before construction may commence an Emergency Management Plan shall be prepared for purposes of informing the County Emergency Management Agency and neighboring fire departments of hazardous conditions that might be encountered in responding to an emergency or disaster, and plans for providing information about access for emergencies, and handling such situations as well as persons to contact in such events. This plan shall be provided to the Township and neighboring fire departments and shall be updated as necessary. The owner or operator of the PSES shall have qualified personnel meet with local emergency response organizations at least one time every five years and at other times as may be requested to address safety issues and concerns.

8. No Ground Mounted Principal Solar Energy System facilities shall be located within 50 feet of a property line or the right of way of a public roadway. This shall not preclude the location of driveways or fencing which shall be setback a minimum of 10 feet from property lines. If the PSES occupies two or more adjacent properties, setbacks between the adjacent properties shall be waived along the shared property boundaries so that the PSES may be installed continuously and make the most efficient use of the project area.

9. No Ground Mounted Principal Solar Energy System facilities shall be located within 300 feet of any residential building.

10. No Ground Mounted Principal Solar Energy System facilities shall exceed a height of 25 feet.

11. Screening shall be required between Ground Mounted Principal Solar Energy System facilities and adjoining properties on which residential uses are located. This screening may consist of any of the following: at least six feet high opaque decorative fencing, or a double staggered row of evergreen trees, or other locally available tree, at least four feet high planted and spaced to create a continuous visual buffer within 5 years, a natural wooded buffer least 25 feet in width, or other acceptable screening approved by the Township.

12. PSES owners shall use low maintenance and/or low growing native perennial vegetation on surfaces under the system as a best management practice for stormwater management and as identified by the Pennsylvania Department of Conservation and Natural Resources.

13. Unless specific permission is obtained from the holder of an easement or right-of-way, ground mounted PSES shall not be placed within any legal easement or right-of-way location where solar facilities would impede the operation of the facilities occupying the easement or right-of-way, or be placed within any storm water conveyance system, or in any other manner that would alter or impede managed storm water runoff.

14. All ground mounted PSES shall be completely enclosed by fencing that consists of a minimum six (6) foot high fence to prevent entry by unauthorized persons.

15. At a minimum, a 25' wide access road must be provided from a state or township roadway into the site. At a minimum, a 12' wide cartway shall be provided to allow reasonable access for maintenance vehicles and emergency management vehicles including fire apparatus and emergency vehicles.

16. The ground mounted PSES shall not be artificially lighted except to the extent required for safety, or applicable federal, state, or local regulations.

17. For a Principal Solar Energy System mounted on the roof of a building or other existing structure, the owner shall provide evidence that the plans comply with the Uniform Construction Code, and shall provide evidence certified by an appropriately licensed professional that the roof and structure(s) are capable of holding the load imposed on the structure.

18. At all times during the operation of a PSES, the Owner(s) shall maintain in effect general liability insurance with combined single limits of liability coverage in a minimum

of \$1,000,000.00 per occurrence, for bodily injury, property damages, and environmental damage, resulting from the construction, use of the property, maintenance, operation, or other actions or omissions associated with use of the property for solar energy production, transmission and storage. The Insurance coverage shall also include coverage for emergency response services performed as a result of an occurrence. The PSES owner or operator shall provide the Township with appropriate certificates of the insurance required on an annual basis, and shall inform the Township of any lapse of insurance.

#### **E. Decommissioning Principal Solar Energy Systems.**

Provision for the decommissioning or removal of an abandoned Principal Solar Energy System shall be made in accordance with the following standards:

1. An affidavit, or similar evidence, signed by the property owner and the PSES facility owner affirming a lease agreement with a decommissioning provision (or similar provision providing for the removal of abandoned solar energy generating facilities) binding Successors and Assigns. The decommissioning clause must provide for the dismantling and removal of the PSES, including all solar related equipment or appurtenances related thereto, including but not limited to buildings, electrical components, and other related facilities from the property. The Successors and Assigns clause must bind those successors and assigns to the lease agreement.

2. The PSES owner or operator is required to notify the Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) consecutive months and the owner has not initiated remedial action to restore the facility so that it is generating electricity. If the PSES owner or operator fails to dismantle and/or remove the PSES within eighteen (18) months of cessation or abandonment, the Township may commence action against the PSES owner and/or operator as well as the Landowner to obtain complete and satisfactory decommissioning at their expense.

3. Before construction may commence, the PSES owner and/or operator must post a bond or other surety with the Township in an amount determined by the PSES owner's engineer, that is acceptable to the Township and the Township Engineer, to ensure the proper decommissioning upon cessation of use. The determination of the amount of the Bond shall include data and information to support the amount of the Bond. If there is a disagreement between the Landowner and Township, a qualified third-party engineer paid for by the PSES owner shall determine the appropriate bond amount.

4. During the operation of the facility, a new estimate of cost for decommissioning shall be submitted every five (5) years to the Township. Upon approval of the estimated costs by the Township's engineer, a revised surety bond shall be provided to the Township in the amount of one hundred percent (100%) of the new estimate. If there is a disagreement

between the Landowner and Township, a qualified third-party engineer paid for by the PSES owner shall determine the appropriate bond amount.

5. Any earth disturbance resulting from the removal of ground mounted solar energy system facilities must be returned to an environmentally stable condition.

#### **F. Enforcement.**

**In addition to the other Enforcement provisions of the Subdivision and Land Development ordinance, the following shall apply in Solar Energy System developments:**

a. Upon the receipt of credible information suggesting that the Solar Energy System is being constructed, maintained, or used in a manner in violation of this Ordinance or any other applicable governmental regulations, the Township's designated official shall make an investigation. If it is determined that there is a violation of this Ordinance, the owner and/or operator shall be given written notice of the violation and given a reasonable time to correct the violation. The written notice shall be given either by personal service or certified mail to the last known address. Absent an emergency or high risk of serious harm, in which verbal notices shall be given as quickly as possible, a written notice shall be required to enforce the remedies set forth in this Ordinance.

b. Upon failure of such Applicant or Operator or Owner to comply as directed in said notice, the designated official, other municipal officials, or solicitor may appear on behalf of the Township and initiate legal proceedings to enforce the provisions of this Ordinance before the Magisterial District Court or other Court of Law.

c. Any Owner or Operator of a Solar Energy System who or which shall violate or permit to be violated the provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding brought by the Township before a Court of Law, pay a fine of not less than five hundred dollars and not more than one thousand (\$1,000.00), plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof. No fine shall commence or be imposed, levied, or be payable until the date of the determination of the violation by the Court. Each day that a violation exists and is continued shall constitute a separate offense.

d. In addition, the Township shall also be entitled to recover from any Applicant all the Township's costs arising out of or related to the enforcement of this Ordinance. Such Costs may also include those to remedy violations of this Ordinance or to abate nuisances. The Costs shall include, but not be limited, engineer fees, geologist fees, attorney fees. The Costs may be collected as a

Municipal Claim under applicable law against the property upon which the solar energy system, or portions thereof, is located.

**SECTION 3.**      **The existing Articles VII, entitled Variances, Appeals, and Amendments; Article VIII entitled Validity, Penalty and Enforcement; and Article IX entitled Fees are hereby repealed and replaced with the following:**

**VIII Prohibited Activities Related to Subdivision and Land Development.**

- A. No subdivision or land development shall be undertaken except in conformity with the requirements, standards and provisions of this Ordinance, and other applicable ordinances and regulations.
- B. No subdivision or land development shall be undertaken until plans and plats therefore have been submitted and approved in accordance with the requirements of this Ordinance.
- C. No subdivision plat, no land development plan or plat, and no deed for a subdivided lot or land development shall be recorded with the Crawford County Office of the Recorder of Deeds until approved in accordance with the requirements of this Ordinance.
- D. No subdivision or land development of any lot, tract or parcel of land shall be made, no roadway, sanitary sewer facilities, storm water facilities, water supply facilities, or other improvements in connection therewith shall be laid out, constructed, installed, opened or dedicated for public use, or for the common use of persons owning or using or occupying adjacent property until plans therefor have been submitted and approved in accordance with the requirements and provisions in this Ordinance.
- E. No subdivision or land development of any lands and no roadway, sanitary sewer facilities, storm water facilities, water supply facilities or other improvements related thereto shall be laid out, constructed, installed, opened or dedicated for public use or common use of persons owning, occupying or using adjacent property except in accordance with approved plans, plats and conditions pertaining thereto, and with the requirements of this Ordinance.

**XI. Administration and Enforcement.**

The Board of Supervisors, and their duly appointed and qualified representatives and agents shall be responsible for the administration and enforcement of this Ordinance.

## **XII. Interpretation and Construction.**

*A. Relation to Municipalities Planning Code.* These regulations shall be interpreted in accordance with and governed by the applicable provisions of the Pennsylvania Municipalities Planning Code as reenacted by Act 170 of 1988 and amendments thereto.

*B. Relation to Public Regulation.* These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of this Ordinance imposes restrictions different from those imposed by any other provision of this Ordinance or any other ordinance, rule or regulation, or other provisions of law, whichever provisions are more restrictive or impose higher standards shall control.

*C Relation to Private Regulation.* These regulations are not intended to abrogate any easement, covenant or other private agreement or restriction, provided that where the provisions of this Ordinance are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of this Ordinance shall govern.

*D. Severability.* If any part or provision of this Ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy and shall not affect or impair the validity of the remainder of this Ordinance or the application thereof to other persons or circumstances. The Board of Township Supervisors hereby declares that it would have enacted the remainder of this Ordinance, even without any such part, provision, or application.

## **XIII. Waiver or Modification of Requirements.**

*A. Modifications Allowed.* The Township Supervisors may grant a modification of the requirements of one or more provisions of this Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in questions, and if it is determined that the purposes of those regulations may be served to a great extent by an alternate proposal provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

*B. Procedure for Obtaining Waiver.*

1. All requests for a waiver or modification shall be in writing and shall accompany and be a part of the application for plan approval. The request shall state in full the grounds and facts of unreasonableness or

hardship on which the request is based, the provision or provisions of the Ordinance involved and the minimum modification necessary.

2. The request for modification shall be referred to the Planning Commissions for advisory comments.
3. The Township Supervisors shall determine whether to grant the waiver or modification based upon the criteria set forth above and shall keep a written record of all action taken with respect to the waiver or modification request.
4. In approving modifications, the Township Supervisors may require such conditions as will, in their judgment, substantially secure the objectives, standards and requirements of this Ordinance.

#### **XIV. Revisions to Approved Plans and Specifications During Construction.**

If a request for a revision to the approved plan or a specification is initiated after construction has commenced, the Township Supervisors shall have the authority to approve or disapprove the revision based on field inspections provided that the requested revisions do not result in any revisions to other components of the approved plan, do not diminish or interfere with compliance with other applicable regulations, do not result in substantial deviations from the required standards, do not create conditions potentially detrimental to the public safety and welfare, and are documented in writing for the Township's records.

#### **XV. Changes to Preexisting Subdivisions or Land Developments.**

A. For any change in the plat or plan of a recorded subdivision or land development, involving previously constructed improvements, lot lines, easements or reserved areas shown on such plat or plan, such change shall be approved by the Township Supervisors under the same procedure as for a new subdivision or land development and in accordance with the rules and regulations in place at the time said change is requested. Before any such change may be approved, the Township must receive a written instrument, satisfactory to the Supervisors, executed by the owners of all real estate within the subdivision or land development, and suitable for recording, that demonstrates and establishes their informed consent to the change.

B. For any change in the plat or plan of a recorded subdivision or land development involving only lot line changes, the transaction may be considered and processed as a minor subdivision.

C. For any change in the plat or plan of a recorded subdivision or land development involving the merger of lots owned by the same persons and nullification of lot lines on the

recorded plat or plan, the transaction must be made in accord with the other applicable laws and regulations including those requirements under ordinances and regulations of Crawford County, and may be considered and processed in a single stage of review with a written instrument approved by the Township Supervisors and suitable for recording which shall clearly delineate the lot lines being voided or nullified with reference to a copy of the recorded plot/plan or otherwise.

D. A subdivision plat or land development plan, or part thereof, may be vacated or nullified by the owner of the subdivided premises at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated. Such an instrument shall be approved by the Township Supervisors in like manner as subdivisions, and shall be recorded, and shall operate to nullify the force and effect of the plat so vacated and to divest all public rights in public uses, improvements and roadways.

E. After lots delineated on a recorded plat or plan have been sold, the plat or plan or portions thereof may be vacated in the manner established above provided all the owners of lots within the subdivision join in the execution of such written instrument.

## **XV. Penalties and Remedies for Violation.**

*A. Permits Withheld.* No building or other permits for buildings or structures or improvements shall be issued for any portion of a subdivision or land development unless the planned and required improvements serving that portion of the development have been substantially completed and the Township has received adequate assurances that the improvements will be maintained as required, or unless the Township has accepted, in lieu of completion, financial security from the developer meeting the requirements of Article VI of this Ordinance to cover the estimated costs of completion of the improvements.

*B. Refusal to Grant Other Permits.* The Township Supervisors may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. This authority to deny such a permit or approval shall apply to any of the following applicants:

1. The owner of record at the time of such violation.
2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

*C. Penalty for Violation.* The Township Supervisors may institute a proceeding in the magisterial district court against any person, partnership or corporation who or which has violated the provisions of this Subdivision and Land Development Ordinance. Upon being found liable therefor in a civil enforcement proceeding, the defendant shall pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the magisterial district judge determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the magisterial district judge and thereafter each day that a violation continues shall constitute a separate violation.

*D. Other Remedies as Allowed by Law.* In addition to other remedies, the Township may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises.

## **XVI. Impact on Township.**

A. The granting of a permit or approval of a subdivision or land development plan shall not constitute a representation, guarantee or warranty of any kind by the Township or by any official or employee thereof of the practicability or workability of the proposed plan and shall create no liability upon the Township, its officials or employees.

B. The Township shall have the right to refuse to accept public improvements which are not constructed in accordance with the design and specifications required by this Ordinance.

C. The Township reserves the right to alter or change public improvements on previously approved subdivisions or land developments when, during the course of events, said public improvements must be altered to meet a public need or in the interests of the Township, regardless of whether or not the subdivision or land development has been previously recorded. Any and all subsequent alterations to public improvements as determined by the township supersede any previously agreed upon public improvements.

D. Conflicting Ordinances: Effective Date. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect. This Subdivision and Land Development Ordinance shall take effect five days after its enactment.

E. Amendments. The Township Supervisors may from time to time amend this Ordinance in the manner prescribed by law. Appendices attached to this Ordinance may be amended from time to time by Resolution of the Supervisors without amending this Ordinance.

#### **SECTION 4 – Effective Date**

This Ordinance shall become effective five (5) days after its enactment.

ORDAINED and ENACTED this 10<sup>th</sup> day of November, 2025, by the Board of Supervisors of East Mead Township, Crawford County, Pennsylvania,

ATTEST:

Amy R. Brenatt  
Secretary



EAST MEAD TOWNSHIP

By: [Signature]  
Chairman

By: [Signature]  
Supervisor

By: [Signature]  
Supervisor