

**TOWNSHIP OF SADBURY  
CRAWFORD COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 211A – 2026**

AN ORDINANCE OF THE TOWNSHIP OF SADBURY, CRAWFORD COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 211–2021 AND ITS AMENDMENTS, KNOWN AS THE SADBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SO AS TO AMEND SECTION 201 – TABLE 201, AND AMEND SECTION 202 – APPROVAL BODIES, OF THE ORDINANCE.

WHEREAS, the Board of Supervisors of the Township of Sadsbury, Crawford County, Pennsylvania duly adopted a Subdivision and Land Development Ordinance (hereinafter, “SALDO”), effective May 13, 2021, pursuant to the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors has determined that revisions to the Section 201 Table 201 and Section 202 Approval Bodies are necessary to clarify review and approval responsibilities, and improve administrative efficiency.

NOW, THEREFORE, be it ordained and hereby enacted by the Board of Supervisors of Sadsbury Township as follows:

**SECTION 1 – AMENDMENT OF SECTION 201, TABLE 201**

The Table associated with Section 201, “Table 201”, of the Sadsbury Township Subdivision and Land Development Ordinance, attached to this Ordinance and identified in Exhibit “A”, shall be amended and adopted reflecting the changes contained within the “DECISION BY” column, which said Exhibit “A” is incorporated into the Ordinance.

## **SECTION 2 – AMENDMENT OF SECTION 202 – APPROVAL BODIES**

Section 202 of the Sadsbury Township Subdivision and Land Development Ordinance is hereby amended and restated as follows:

### **202- Approval Bodies**

- A. The Sadsbury Township Board of Supervisors shall have authority to render approval or denial decisions on plans, preliminary or final, for minor and major subdivisions, major land developments, and mobile home parks. All such plans shall be referred upon filing to the Sadsbury Township Planning Commission for initial review, prior to referral to the Sadsbury Township Board of Supervisors.
- B. The Sadsbury Township Board of Supervisors shall have the authority to render approval or denial decisions on plans for expanding land subdivisions and lot line revisions. All such plans shall be referred upon filing to the Sadsbury Township Zoning Officer for initial review, prior to referral to the Sadsbury Township Board of Supervisors.
- C. The Sadsbury Township Zoning Officer shall have the authority to render approval or denial decisions on minor land developments.
- D. After approval, all plans, except minor land developments, must be recorded with the Crawford County Recorder of Deeds and proof of such submitted to the Township in accord with Section 211 of this Ordinance or approval is void.

## **SECTION 3 – REPEALER**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 4 – SEVERABILITY**

If any provision of this Ordinance is declared invalid or unconstitutional, such determination shall not affect the validity or the remaining provisions.

**SECTION 5 - EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after the adoption of the same.

Ordained and enacted as an Ordinance this \_\_\_\_\_ day of \_\_\_\_\_, 2026

SADSBURY TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
Kevin R. VanHonk, Chairman

ATTEST:

\_\_\_\_\_  
Lyle E. Hoovler, Vice-Chairman

\_\_\_\_\_  
Rose A. Mumau  
Secretary/Treasurer

\_\_\_\_\_  
David L. Hubbard, Supervisor

**EXHIBIT “A”**

**Sadsbury Township Subdivision and Land Development Ordinance  
Table 201**

| <b>Development Type</b>    | <b>Definition</b>  | <b>Submission</b>                                | <b>Decision by</b>   |
|----------------------------|--|--|----------------------|
| Expanding Land Subdivision | Removal of a complete lot by erasing one or more lot lines, resulting in both fewer lots existing than prior to the subdivision and greater size for one or more individual lots. To qualify, all lots or parcels proposed must be owned by the same entity.   | Final plan                                       | Board of Supervisors |
| Lot Line Revision          | Adjustment of one or more lot lines between two or more adjacent parcels and which does not result in the creation of any new lot. Includes lot combinations that do not meet criteria to qualify as expanding land subdivisions.  | Final plan                                       | Board of Supervisors |
| Minor Subdivision          | Creation of no more than six (6) lots including residual not including new public streets or public water or sewer facilities.   | Final plan                                       | Board of Supervisors |
| Major Subdivision          | Creation of more than six (6) lots, or any subdivision including a new public street or public water or sewer facilities.  | Preliminary and final plans                      | Board of Supervisors |
| Minor Land Development     | New development involving less than five thousand (5,000) square feet gross floor area, and earth disturbance area of less than one (1) acre, and generation of less than one hundred (100) peak-hour vehicle trips in one direction;<br>OR<br>A multi-family dwelling development involving fewer than five (5) dwelling units. | Zoning permit application accepted as final plan | Zoning Officer       |
| Major Land Development     | New development involving five thousand (5,000) or more square feet gross floor area, or earth disturbance area of one (1) acre or more, or generation of one hundred (100) or more peak-hour vehicle trips in one direction;<br>OR<br>A multi-family dwelling development involving five (5) or more dwelling units.            | Preliminary and final plans                      | Board of Supervisors |
| Mobile Home Parks          | A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes. Procedurally, all mobile home parks shall be processed as major subdivisions.  | Preliminary and final plans                      | Board of Supervisors |

Any request for a modification submitted with an application for any type of development in the above table must receive approval by the Board of Supervisors in accord with Section 605.