

Current Land Development Process

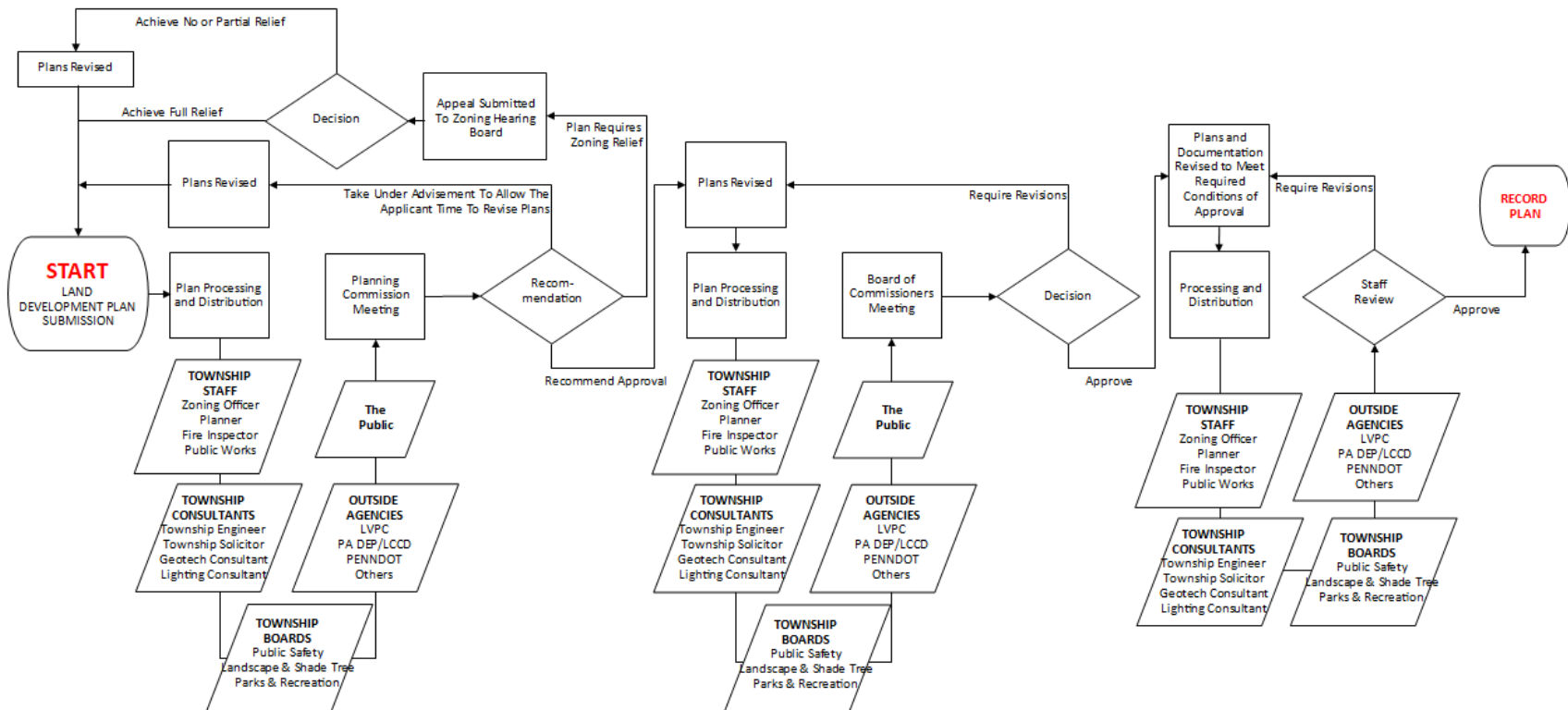


**SOUTH
WHITEHALL
TOWNSHIP**

**LAND
DEVELOPMENT**



Land Development Flowchart



Landowner/Developer



Sketch Plan (Not Required)
Preliminary Plan
Preliminary/Final Plan

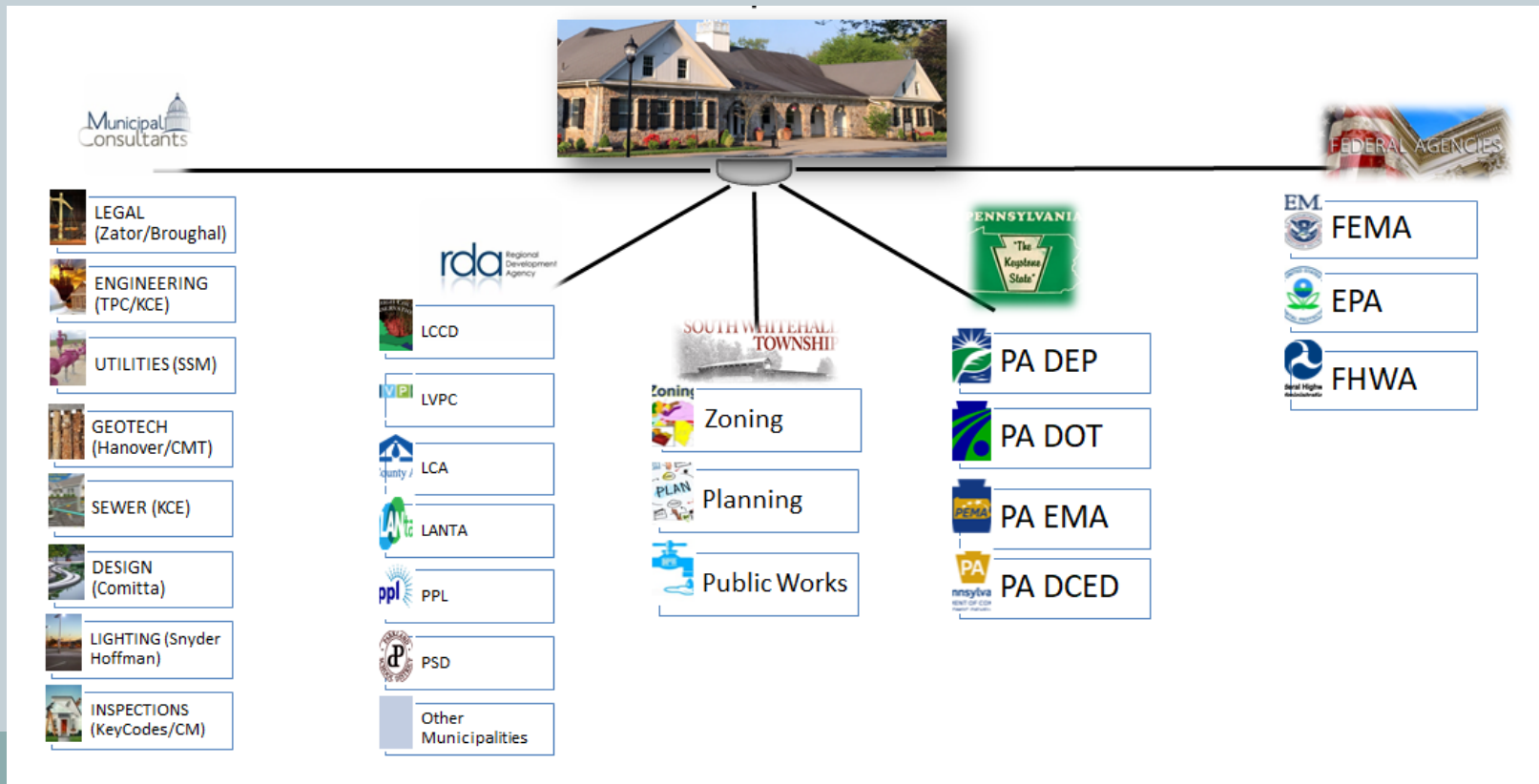
Statutory Time Frames



MPC Section 508. Approval of Plats.

The governing body or the planning agency shall render its decision and communicate it to the applicant not later than 90 days following the date the application is filed..... [Act 68 of 2000]

Submission and Distribution



SWT Planning Agencies



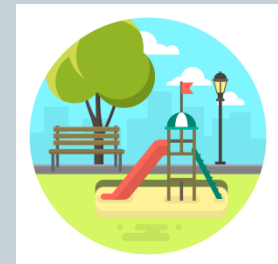
Recommendations



Public Safety



Shade Tree



Parks and Rec

Zoning Hearing Board



Quasi-Judicial review
of requests pertaining
to use and/or
dimensional relief

SWT Planning Commission



**Assembles, Reviews and
Recommends**

SWT Board of Commissioners



Township
Commission

Statutory Time Frames



- (1) The decision shall be in writing and shall be communicated to the applicant personally or mailed to him not later than 15 days following the decision.*
- (2) When not approved, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the statute or ordinance relied upon.*
- (3) Failure to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the unless the applicant has agreed in writing to an extension.*

Approval Conditions



Applicant must
satisfy approval
conditions and enter
into appropriate
agreements prior to
recording

Completion

