

**MUNICIPALITY OF MONROEVILLE
A HOME RULE COMMUNITY, ALLEGHENY COUNTY,
PENNSYLVANIA**

ORDINANCE NO. 2270

**AN ORDINANCE OF THE MUNICIPALITY OF
MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA,
A HOME RULE CHARTER COMMUNITY, AMENDING THE
SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS
OF THE MUNICIPALITY OF MONROEVILLE SO AS TO
ALLOW AND PROVIDE FOR AN EXPEDITED PROCEDURE
FOR THE APPROVAL OF THE MINOR PLAT
ADJUSTMENTS AND AUTHORIZING APPROPRIATE
INDIVIDUALS OF THE MUNICIPALITY OF MONROEVILLE
TO APPROVE PLAT ADJUSTMENTS FOR RECORDING IN
THE RECORDER OF DEEDS OFFICE OF ALLEGHENY
COUNTY**

WHEREAS, the MUNICIPALITY OF MONROEVILLE has previously adopted and has in place Subdivision and Land Development requirements; and

WHEREAS, Allegheny County has adopted and had in place a Subdivision and Land Development Ordinance; and

WHEREAS, Allegheny County has recently amended the Subdivision and Land Development Ordinance for the County of Allegheny and has revised and implemented a procedure creating new requirements that define plat adjustments and the procedure for recording plat adjustments; and

WHEREAS, the MUNICIPALITY OF MONROEVILLE has approved and expects to approve subdivision plans and subdivided lots wherein multi-family units are to be constructed and plat adjustments will be required in the future; and

WHEREAS, the MUNICIPALITY OF MONROEVILLE believes that it is in the

best interest of the MUNICIPALITY OF MONROEVILLE and property developers within the MUNICIPALITY OF MONROEVILLE to create and adopt an expedited procedure for approval for plat adjustments for recording and for submission to the Allegheny County Recorder of Deeds Office for recording.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, the MUNICIPALITY OF MONROEVILLE makes the following amendments to its Subdivision and Land Development Ordinance:

SECTION 1. The Subdivision and Land Development Ordinance is amended to add the following new definitions:

1. **Subdivision, Minor Plat Adjustment** - Final authority for approval or denial of a minor plat adjustment as defined herein shall be vested in the Planning Director or his/her designee of the MUNICIPALITY OF MONROEVILLE upon application of the property owner or authorized agent of the property owner filing an appropriate application with the MUNICIPALITY OF MONROEVILLE. The MUNICIPALITY OF MONROEVILLE will cause the application and request for a minor plat adjustment to be referred to the Municipal Engineer who shall make a written recommendation for approval or denial to the Planning Director. The Planning Director, or his/her designee, shall then execute the minor plat adjustment mylar and notify the Manager of the MUNICIPALITY OF MONROEVILLE and the applicant in writing that the plat adjustment has been approved for recording. The Municipal Engineer and the Planning Director of the MUNICIPALITY OF MONROEVILLE shall execute the mylar in such a form and manner

that the same would be acceptable for recording in the office of the Recorder of Deeds of Allegheny County. Both the Planning Director and the Municipal Engineer shall expedite the handling of minor plat adjustments and the same should be processed without referral to the Planning Commission or Council for the MUNICIPALITY OF MONROEVILLE

SECTION 2. Minor plat adjustments shall be defined as an adjustment that does not change the subdivision in any material aspect or character.

SECTION 3. The provisions of this Ordinance shall be severable, and if any of the provisions hereof shall be invalid or unenforceable, the remaining provisions of the Ordinance shall remain in effect.

SECTION 4. Any Ordinance or part of any Ordinance conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same effects this Ordinance.

SECTION 5. This Ordinance shall become effective immediately.

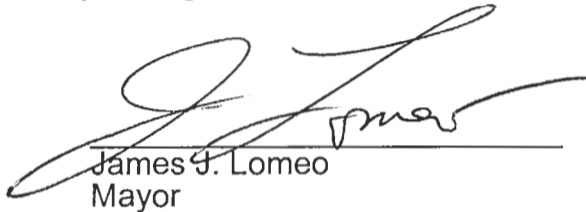
SECTION 6. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Municipality that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ORDAINED and ENACTED this 12th day of August, 2003.

ATTEST:



Marshall Bond, Municipal Manager



James J. Lomeo
Mayor

ENTERED INTO LEGAL BOOK: August 22, 2003