



**TOWNSHIP OF NORTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 486**

**AN ORDINANCE OF TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE REGARDING THE TOWNSHIP PLANNING COMMISSION.**

**WHEREAS**, as authorized by the Pennsylvania Municipalities Planning Code (MPC), the Board of Supervisors of the Township of North Fayette regulates land use within the Township through its Zoning Ordinance, currently codified as Chapter 27 of the Township Code of Ordinances, as amended; and

**WHEREAS**, the Board of Supervisors has reviewed the current Zoning Ordinance (Ord. 477, adopted 5/11/2021) and determined that various changes need to be made to the ordinance regarding the Township Planning Commission; and

**WHEREAS**, upon the recommendation of the Director of Community Development, the Township Engineer, and the Planning Commission, the Board of Supervisors wishes to amend its Zoning Ordinance, as specified in Section 1 of this ordinance; and

**WHEREAS**, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendment to the Planning Commission, which gave its recommendations regarding the proposed amendment at a duly noticed public meeting on January 6, 2022; and

**WHEREAS**, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendment to the Allegheny County Planning Agency, for review and comment on January 7, 2022; and

**WHEREAS**, comments were received from the Allegheny County Planning Agency on <INSERT DATE>; and

**WHEREAS**, the Township advertised the time, place, and date of the public hearing on <INSERT DATE> in the Beaver County Times; and

**WHEREAS**, on <INSERT DATE>, the Board of Supervisors held duly noticed and advertised public hearing to take public comment on the proposed Zoning Ordinance text amendment; and

**WHEREAS**, the Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Planning Commission, the Township Engineer, the Director of Community Development, and the Allegheny County Planning Agency,

finds that enactment of the proposed Zoning Ordinance text amendment is consistent with the overall Comprehensive Plan as adopted by the Township, and will be beneficial to the health, safety, and welfare of the Township and consistent with the MPC.

**NOW THEREFORE**, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Supervisors of the Township of North Fayette:

**SECTION 1: ORDINANCE AMENDMENT.**

That the Township Zoning Ordinance, codified as Chapter 27 of the Township Code of Ordinances, as amended, is hereby amended as follows:

Section 27-1512, Township Planning Commission, is hereby repealed and replaced in its entirety as follows:

- A. The Planning Commission shall perform all duties as required by the laws of the Commonwealth of Pennsylvania including, but not limited to, the following:
  1. The Planning Commission shall receive from the Zoning Officer copies of all applications for amendments to this chapter and shall make findings and recommendations thereon, after which the Commission shall forward such findings and recommendations, in writing, to the Supervisors before the date set for a public hearing on the proposed amendment.
  2. The Planning Commission shall receive from the Zoning Officer copies of all applications for planned developments and shall make findings and recommendations thereon as set forth in Article XII and Article XIII of this chapter, after which the Commission shall forward such findings and recommendations, in writing, to the Supervisors before the date set for a public hearing on the proposed planned development.
  3. The Planning Commission shall receive from the Zoning Officer all applications for conditional uses and shall make findings and recommendations and shall forward such written findings and recommendations to the Supervisors before the date set for a public hearing on the proposed conditional use.
  4. The Planning Commission shall, furthermore, initiate, direct, and review, from time to time, the provisions of this chapter and make reports of its findings and recommendations to the Supervisors in writing not less frequently than annually and to recommend and update of the provisions of the Comprehensive Plan not less frequently than every ten years.
  5. The Planning Commission shall also have the duty of reviewing subdivision and land development applications and reporting to the Supervisors in accordance with the Subdivision and Land Development Ordinance [Chapter 22].

**SECTION 2: SEVERABILITY.**

That 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 Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 3: CONFLICT.**

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 4: EFFECTIVE DATE.**

That this Ordinance shall take effect immediately upon enactment as provided by law.

**ENACTED AND ORDAINED into Law this the \_\_\_\_ day of \_\_\_\_ 2022.**

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE**

\_\_\_\_\_  
James Mangan  
Township Manager

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James Morosetti  
Chairman, Board of Supervisors