

MINUTES OF MEETING
ON ILLEGAL SUBDIVISIONS
HELD FEBRUARY 19, 1974

A meeting was held in the College Township Building on February 19, 1974 at 4:00 P.M. on the subject of illegal subdivisions. This was a joint meeting of the Supervisors, Planning Commission, Zoning Hearing Board, Solicitor, Zoning Officer, and other interested persons.

Those in attendance were: Trotter, Williams, Ziegler, Taricani, Leonard, Dean, Hoy, Maize, Struble, Meyer, Brown, Mohsenin, McCormick, Weis, and reporters (Bowman and Dubois).

It was decided that the College Township Ordinance is clear and explicit in that "all approved subdivisions must be recorded within 30 days and if they are not, they are the same as not approved." There was considerable discussion about what existed as subdivision regulations prior to 1965 when the current Ordinance was passed. It appears that the law states that anyone having anything to do with what would be an illegal subdivision could become the object of a charge of a misdemeanor. This could include John Miles, the Recorder of Deeds.

The recommended future actions relative to illegal subdivisions appears to be:

1. Make a concerted effort to inform everyone relative to the Ordinance.
2. Organize all of the available maps and plans so that checking can be done easily and thoroughly.
3. Examine the plat books.
4. Enforce the law.

A suggestion was made (Leonard) that a letter go to the County Commissioners requesting that the Recorder of Deeds insist that before deeds are recorded they first be subdivided and evidence of that be supplied. There was some talk that a law is being considered which would make the Recorder of Deeds responsible for checking subdivision approval.

It was agreed that all land owners in College Township should be notified that "any portion or part of land you plan to sell that is not part of a recorded approved subdivision is liable to be illegal and you may be liable to be executing a misdemeanor." A suggestion was made that this statement be distributed with all real estate tax notices in the future.

Another suggestion was that it be publicized that anytime anyone changes a land boundary line they are subdividing and therefore become subject to the conditions of the Ordinance.

It was also pointed out that Centre County has a Subdivision Ordinance and that it is in effect in every municipal area not having its own Subdivision Ordinance.

Actions taken at this meeting involved:

1. Requesting the College Township Planning Commission to have a special work session on illegal subdivisions and make a recommendation for action to the Supervisors.
2. Request COG to consider this problem on a Regional basis.

Respectfully submitted,

John H. Ziegler, Secretary