Lemont, Pa.

Aug. 11, 1959

The Supervisors met at the School House in Lemont on Aug. 11, 1959 at 7:30 o'clock P.M.

The following Supervisors were present, K. Clauser L. Weaver and E. Williams. Mr. Gettig Twp Solicitor and Mr. Kountz from ~~[illegible]~~ Engineering Center Inc. were present. The meeting was on the proposed Land Sub Division ordinance. The were approximately 35 residents of the Twp. present. Mr. Kountz Consulting Engineer for the Planning Commission spell out the provision of a proposed land-sub division ordinance. He said this is not a restrictive ordinance in any form unless you want to be unneighborly. Mr. Kountz said it simply provides a basis for Twp. development which insures the new sub divisions will be compatible with existing developments. Mr. Kountz explained that the ordinance will require any person who plans to divide a piece of land into two or more plots to submit a plot plan and a map of the proposed development to the Planning Commission. The Commission will then recommend approval or disapproval of the plan to the Supervisors who will take final action on the plot plan. The map he said must be drawn up by a registered surveyor and show ground elevations and the owners adjoining property. The ordinance does not place restrictions on the size of lots, use of the property or details of construction, he said by merely provides that adequate space be mapped out for streets and roads.

Mr. Kountz said that experience has shown that land developers in other areas have mapped out housing developments without adequate provision for streets and roads which had to be built later ~~at~~ the expense of the township.

Some agency is needed he said to align streets specify the type of surface to be used on roads, establish right of ways adequate drainage and access to State roads. If the ordinance is adopted, he said it will not be retroactive but will cover only

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future property subdivision. Mr. Kountz pointed out that Supervisors of Second Class Twps. have the power to adopt a subdivision ordinance, if they see fit, under the provision of an act passed by the General assembly.

An ordinance such as this, he said, will benefit every property owner in the twp. as the population increases. The results won't show up overnight or in a year or two, but they will be seen and appreciated in ten years. Although none of the private citizens present waived and objection to the adoption of the proposed ordinance several questions were raised concerning the Twp. requirement for street widths and construction specifications. Mr. Kountz explained that while the minimum State requirement for a street or road right of way is 33 feet the twp. requirement is 50 ft. The additional 17 feet he said is reserved for the installation of utility poles, storm sewers or other necessary construction. The Twp. follows State specification for materials used in road construction, he said. Streets in a private housing development are considered private and must be maintained by the owner, he said until they are accepted as public streets by the Twp. Supervisors. The Supervisors he added are not obligated to accept a street when they approve a plotting plan. Supervisors said that action will probably be taken on the ordinance at their next meeting Sept. 8, 1959 since those who attended ~~last~~ this session seemed to favor its adoption. The board decided to make a temporary Loan of $2000. to be repaid in 90 days. Gave the boro. permission to put no parking signs on ~~[illegible]~~ Atherton St. so it could be used for four lane traffic.

Approved: Roy Clausen
Chairman
(Chairman)

Elwood G. Williams
Sec.
Sec.