

# Conoy Township Plan Expedition Policy

*(Plans which require only Township Engineer and Township Staff Review prior to presenting to the Board of Supervisors for action)*

Plans which fall under the expedited processing procedure are as follows:

A. Lot Add-On Plans (which meet the following criteria):

1. Shall not result in any nonconformity with the design standards of the Township Zoning Ordinance.
2. Shall be presently compliant with, or pursuing the resolution of, all dimensional requirements of the Township Zoning Ordinance.
3. Shall only be for the conveyance of land for the sole purpose of increasing the size of an existing contiguous lot.
4. Shall not create any additional lots.
5. Shall not consist of any improvements to the land.
6. Shall not alter the site and/or existing stormwater management facilities in a manner that affects the discharge of stormwater to an adjacent property or significantly relocates a major stormwater management facility within the project.
7. Shall be compliant with the required right-of-way as identified in the Township Subdivision/Land Development Ordinance, or be willing to dedicate, fee simple, any additional required right-of-way.

B. Minor Subdivision (which meet the following criteria):

1. Subdivision of one lot into only two lots with a common boundary (not including the remaining lot created by the subdivision).
2. Shall not result in any nonconformity with the design standards of the Township Zoning Ordinance.
3. Shall conform to all requirements of the Zoning Ordinance.
4. Shall not consist of any improvements to the land.

5. Shall not alter the site and/or existing stormwater management facilities in a manner that affects the discharge of stormwater to an adjacent property or significantly relocates a major stormwater management facility within the project.
  6. Shall be compliant with the required right-of-way as identified in the Township Subdivision/Land Development Ordinance, or be willing to dedicate, fee simple, any additional required right-of-way.
- C. A minor amendment to a Subdivision or Land Development Plan, as determined by Township Staff, to a previously recorded plan and that has received unconditional final plan approval by the Township.
- D. A land development plan proposal which seeks to establish a second residential dwelling unit on such subject tract.
1. Such land development proposal shall have secured all applicable zoning approvals (i.e. Conditional Use approval, dimensional variances, etc.).

**NOTE: All plans submitted for plan expediting will need to submit a modification request of Sections 302.04 & 303.04 of the Conoy Township Subdivision and Land Development Ordinance (SALDO). Also refer to Appendix 11 of the SALDO for modification request form.**