



INTRODUCTION TO PLANNING FOR ELECTED OFFICIALS

October 22nd, 2020
Carbon County

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SECTION 1: PLANNING – WHAT AND WHY?

WHAT IS PLANNING?

Planning:

A professional practice and an academic study focused on the future of built environments and connected natural environments—from the smallest towns to the largest cities and everything in between.

-Planetizen.com

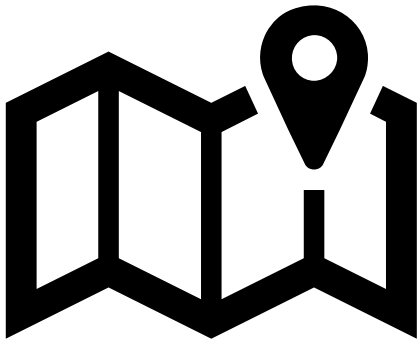
Planners take a broad view and look at how the pieces of a community — buildings, roads, and parks — fit together like pieces of a puzzle.

Planners then make recommendations on how the community should proceed.

-American Planning Association

WHY PLANNING?

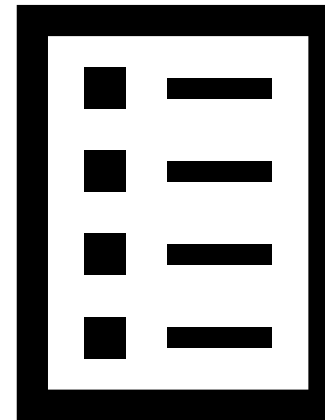
Single, significant game-changer for local governments:



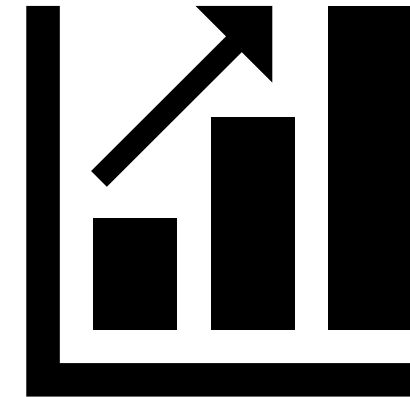
**Roadmap to
Success**



**Value Adding
for Public and
Private**



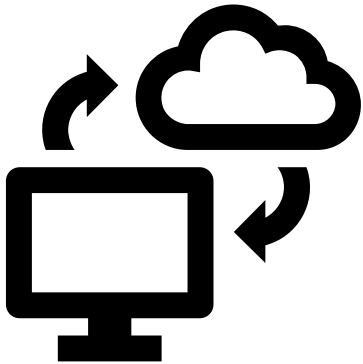
**What &
How?**



**Trends and
Changes**

WHY PLANNING?

What kind of changes?



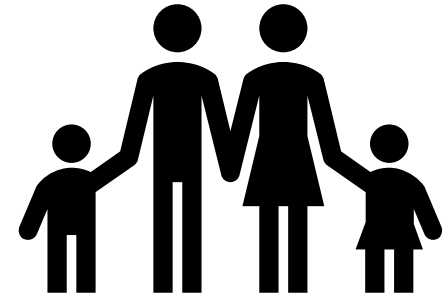
Technology



Lifestyle

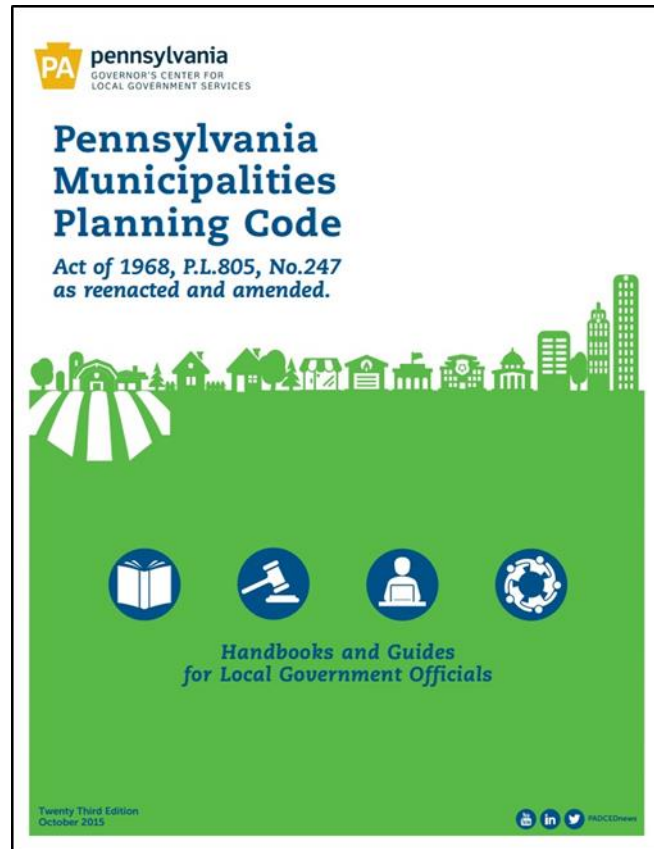


Housing



Demographic

WHAT IS THE LAW?



Municipalities Planning Code

- Referenced as the MPC.
- Governing law for planning in Pennsylvania.
- Enumerates tools, requirements and restrictions for planning.
- Vests authority in elected officials.

THE MPC – ARTICLES!

I	General Provisions	VIII	Zoning Challenges General Provisions (Repealed)
II	Planning Agencies	VIII-A	Joint Municipal Zoning
III	Comprehensive Plan	IX	Zoning Hearing Board & Other Admin Procedures
IV	Official Map	X	Appeals (Repealed)
V	Subdivision & Land Development	X-A	Appeals to Court
V-A	Municipal Capital Improvement (transportation impact fee)	XI	Intergovernmental Cooperative Planning and Implementation Agreements
VI	Zoning	XI-A	Wastewater Processing Cooperative Planning
VII	Planned Residential Development (PRD)	XII	Repeals
VII-A	Traditional Neighborhood Development		

WHO AND WHAT?

The major planning tools in Pennsylvania are:

- Comprehensive Plans
- Zoning
- Subdivision and Land Development Ordinances (SaLD0s)
- Official Maps

The entities involved in planning are:

- Governing Bodies
- Planning Commissions, Departments, and/or Committees
- Zoning Hearing Boards and Zoning Officers

HAVING TROUBLE WITH GRANTS?

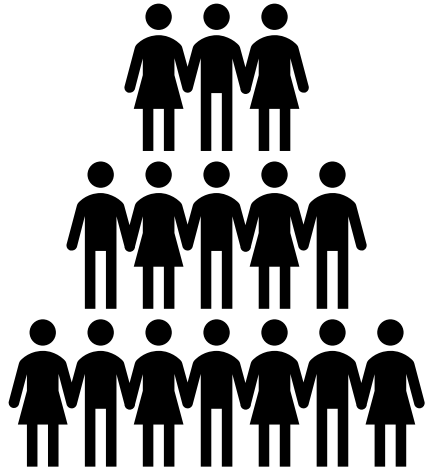
Section 619.2. Effect of Comprehensive Plans and Zoning Ordinances

(a) When a county adopts a comprehensive plan in accordance with sections 301 and 302 and any municipalities therein have adopted comprehensive plans and zoning ordinances accordance with sections 301, 303(d) and 603(j), **Commonwealth agencies shall consider and may rely upon comprehensive plans and zoning ordinances when reviewing applications for the funding or permitting of infrastructure or facilities.**

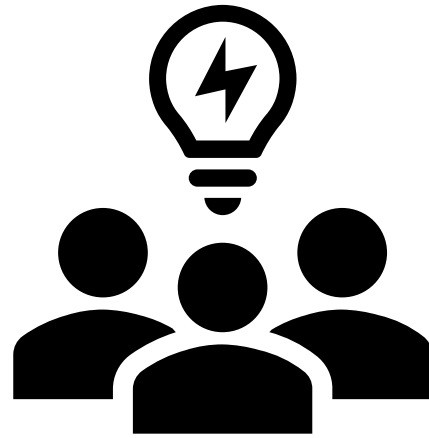
SECTION 2: THE PLANNING COMMISSION

WHAT IS A PLANNING COMMISSION?

The Planning Commission – A Four Year Commitment:



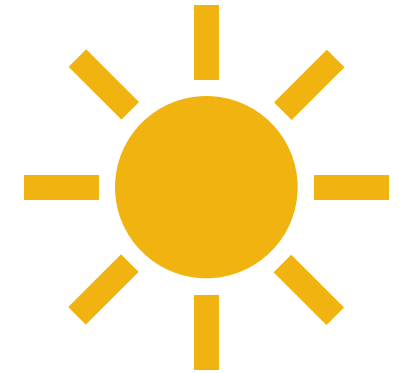
**3 to 9 Members
1 to 3 Alternates**



**Creates the
Comprehensive
Plan**



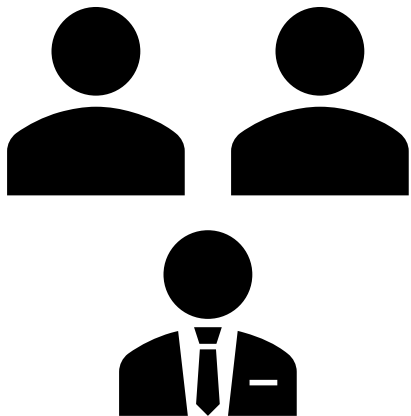
**Reviews or
Approves SALDO
Plans**



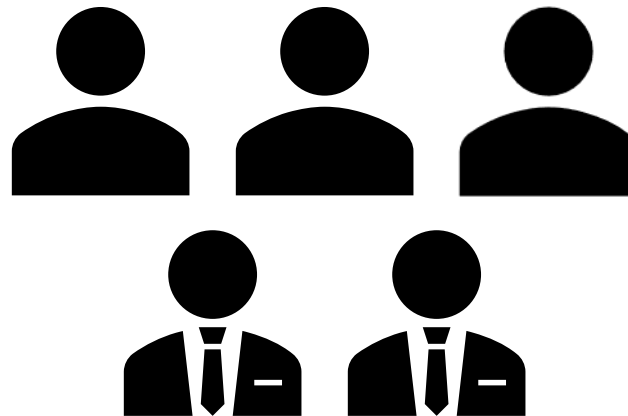
**Subject to
Sunshine Act**

WHAT IS A PLANNING COMMISSION?

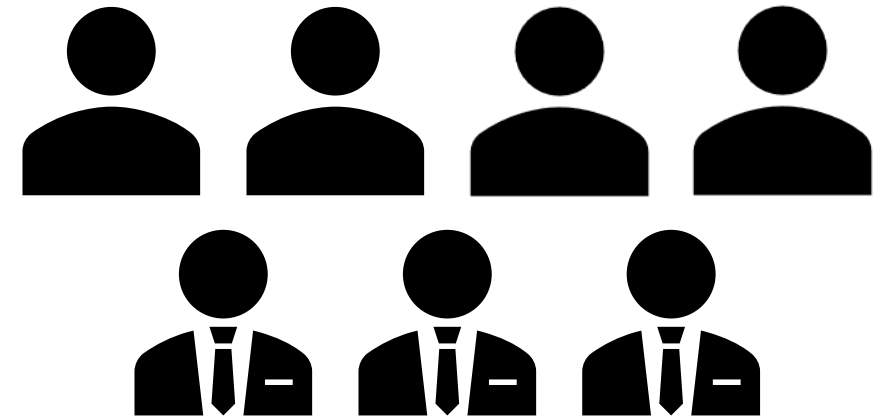
Three Member Planning Commission



Five Member Planning Commission



Seven Member Planning Commission



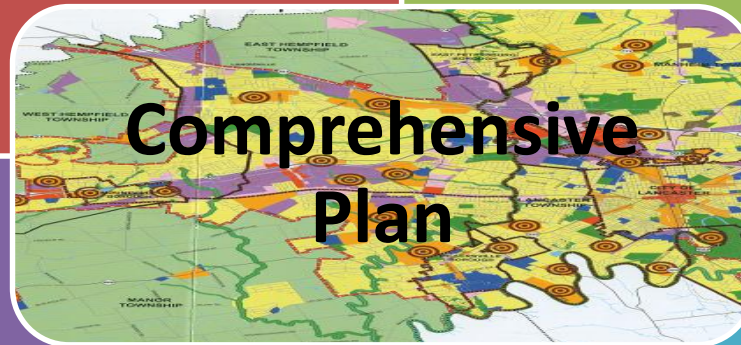
***While the commission can have a minority of municipal officials, the entire commission can be citizen members.**

SECTION 3: THE COMPREHENSIVE PLAN

WHAT IS A COMPREHENSIVE PLAN?

An official statement of the governing body's future planning goals

An overall view of how the many pieces of the community should work

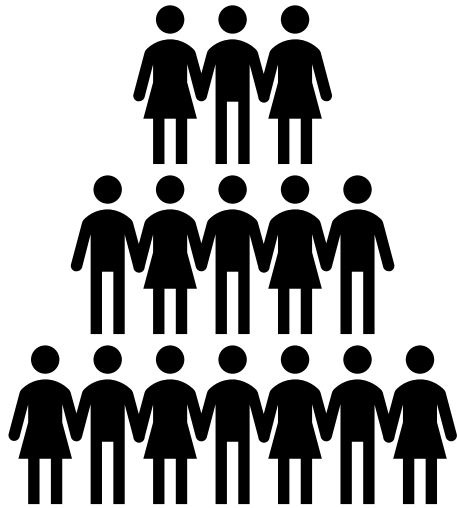


A tool for evaluating proposed projects
(does it move the plan forward?)

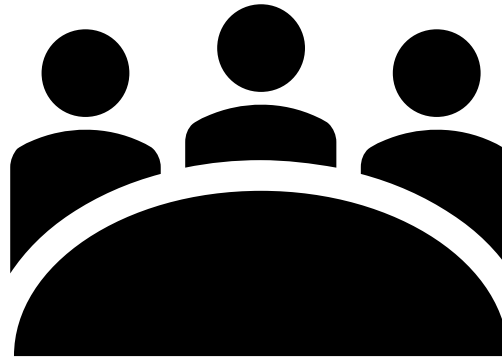
Serves as a guide for the future development of the municipality

WHAT ARE SOME BEST PRACTICES?

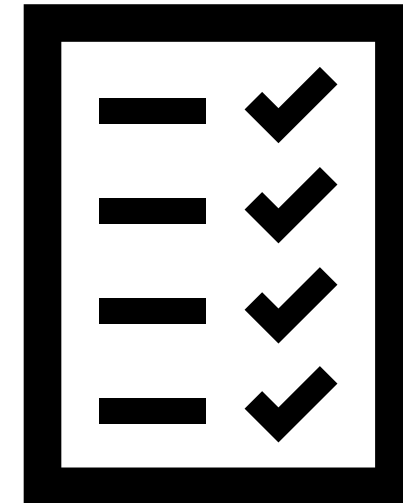
The Comprehensive Plan:



Community
Inclusion
and Buy In



Review the
Plan Yearly



Meet the MPC
Requirements

WHAT ARE THE COMPONENTS OF A COMP PLAN?

Section 301 – Municipalities Planning Code

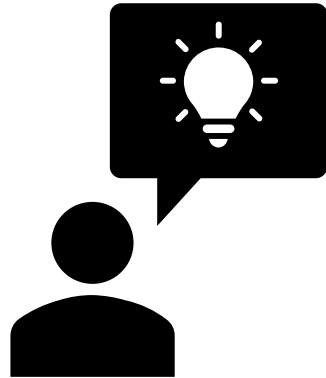
- 1. Development Objectives**
- 2. Land Use Plan**
- 3. Housing Needs Plan**
- 4. Transportation Plan**
- 5. Community Facilities Plan**
- 6. Interrelationship of Components**
- 7. Implementation Strategies**
- 8. Statement of Compatibility**
- 9. Natural/Historic Resources Plan**
- 10. Water Supply Plan**

WHAT IS AN IMPLEMENTABLE COMPREHENSIVE PLAN?

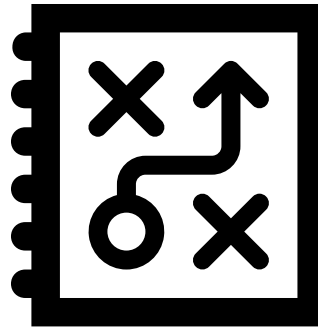
The Implementable Comprehensive Plan:



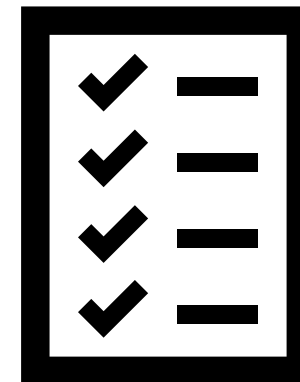
**Focus on Real
Issues**



**Communicative
Organization**



**Workable
Ideas and
Action
Plans**



**Capacity to
Implement**



**Community
Ownership**

DO WE HAVE A PLAN?

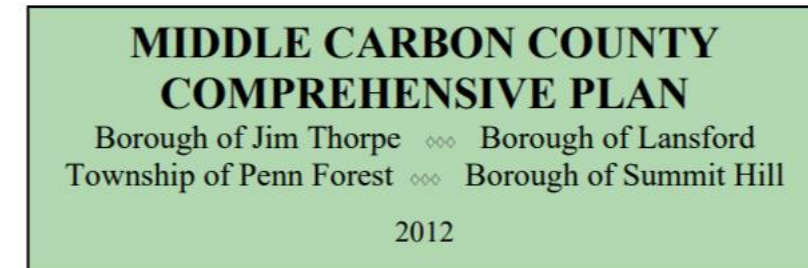
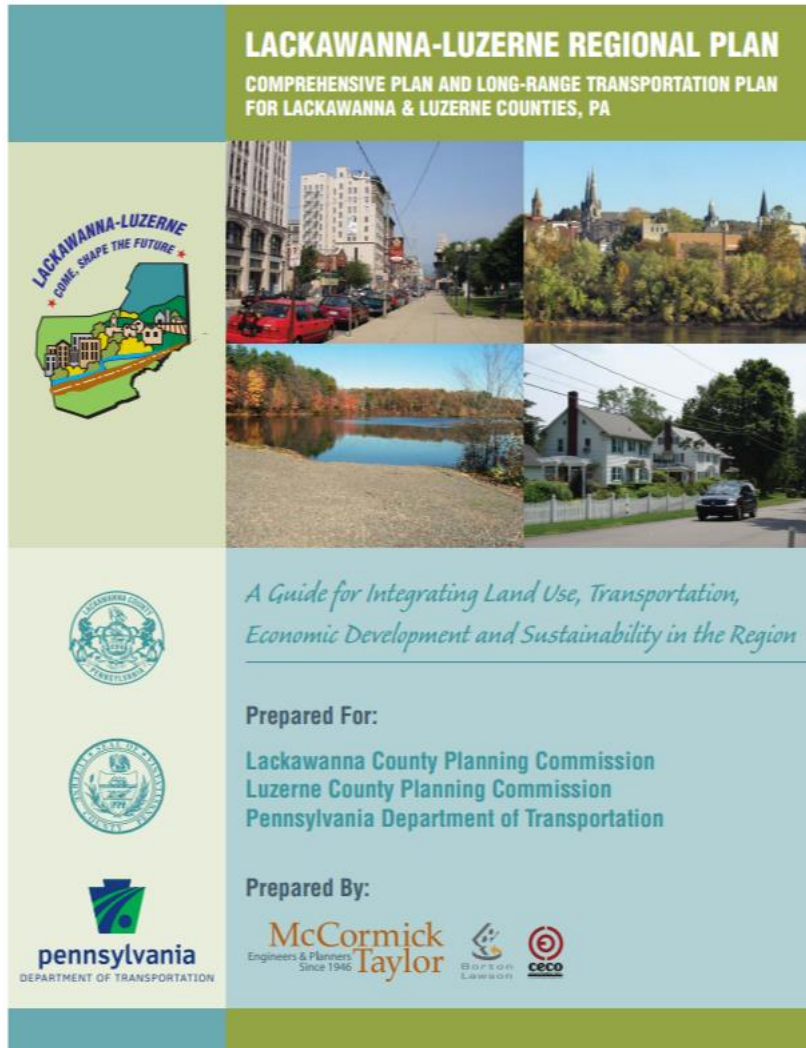


**“Onions have
layers – ogres
have layers. You
get it?”**

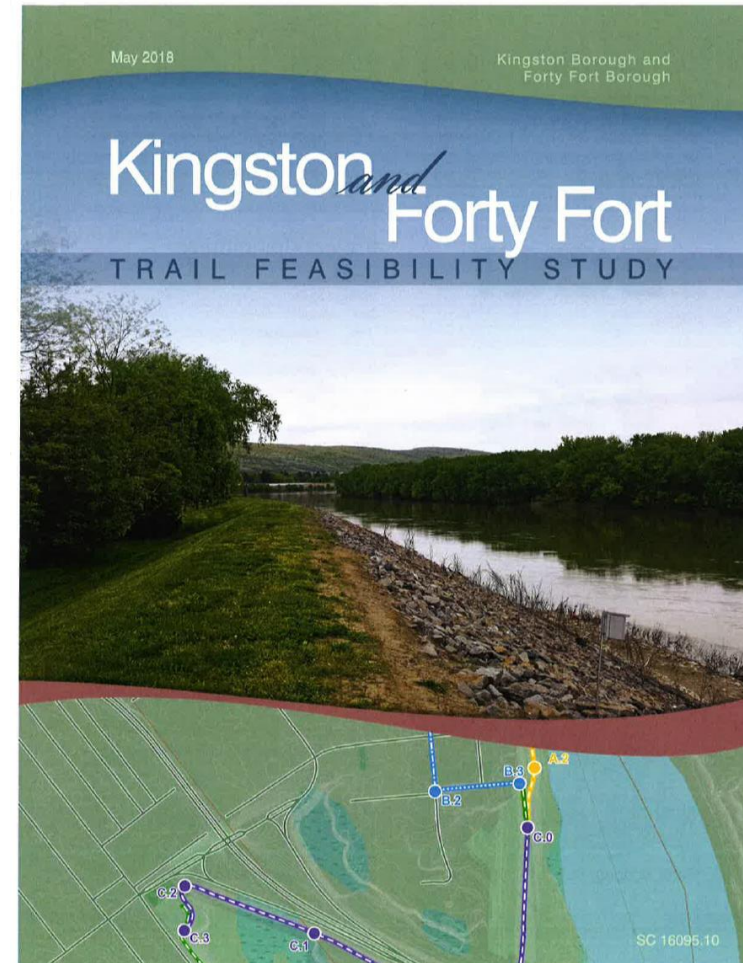
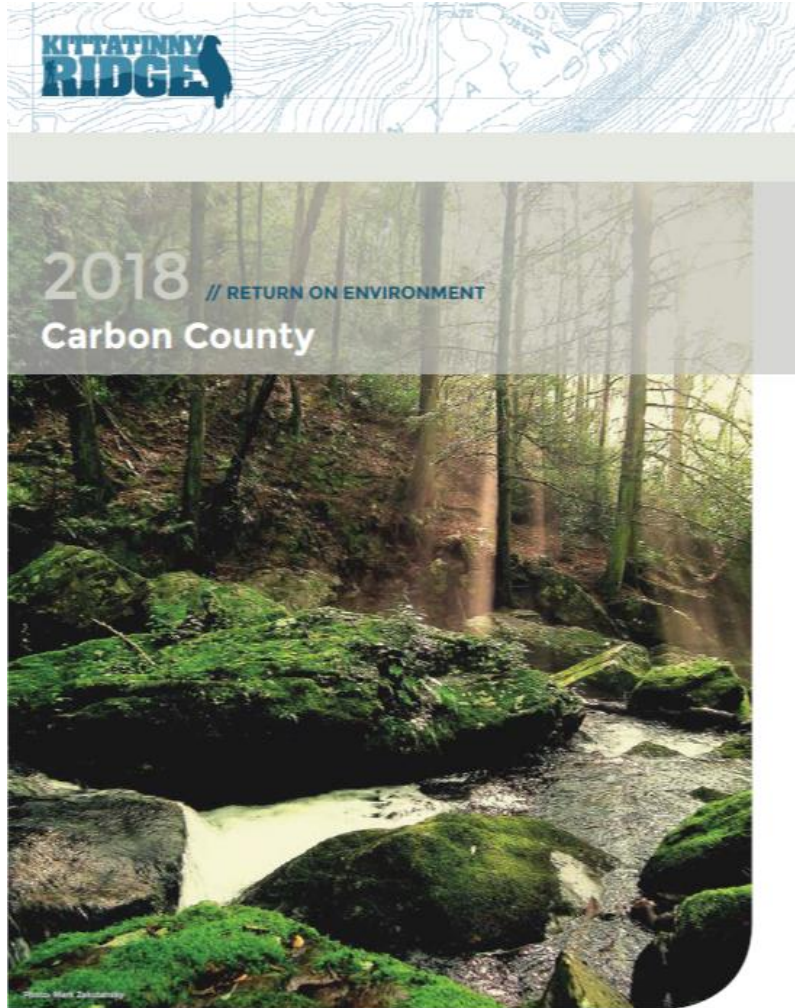
**Planning
has layers
too!**



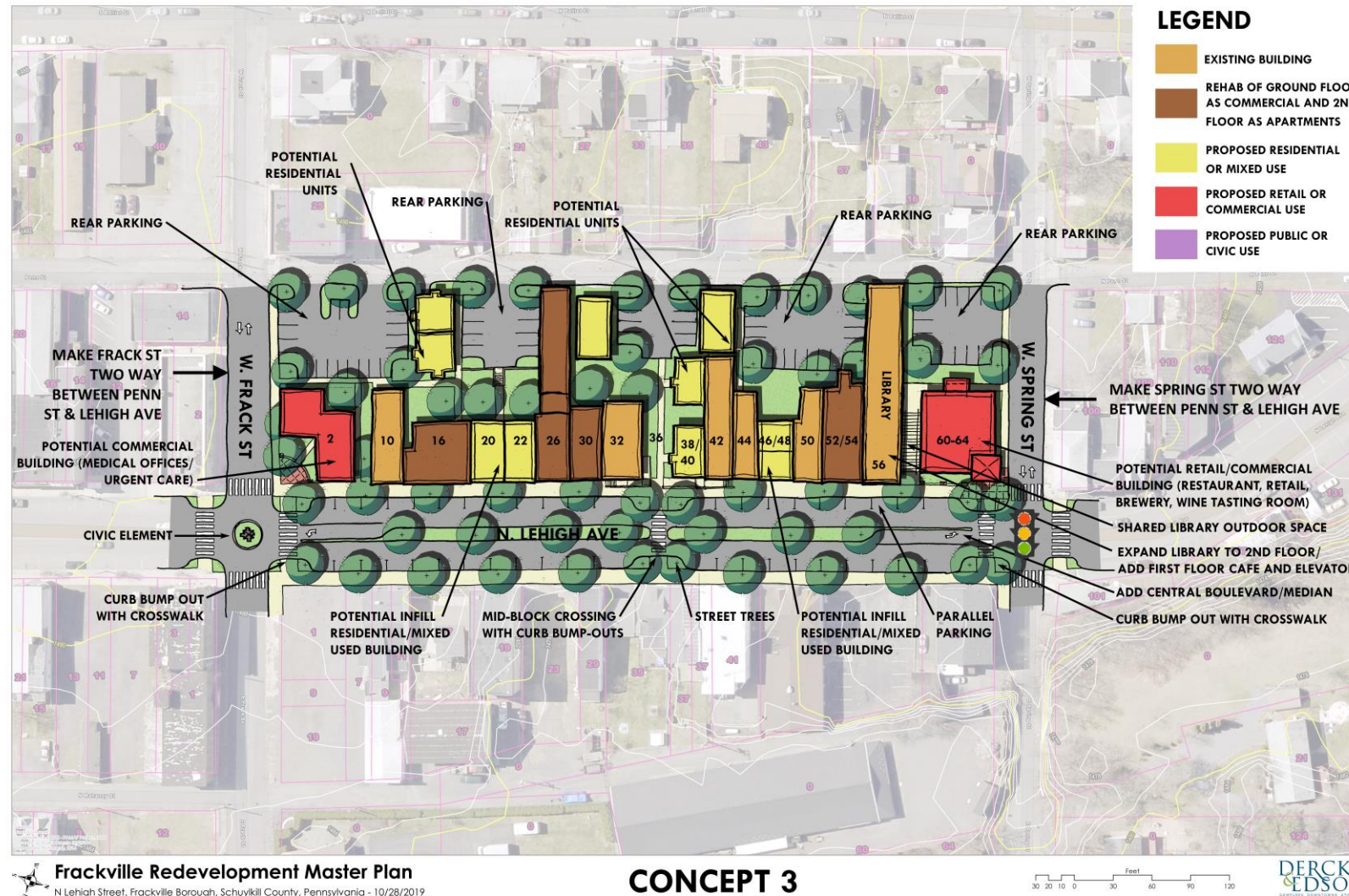
COUNTY AND MUNICIPAL PLAN



SPECIALTY PLANS



BLOCK STUDY AND PLANS



BLOCK STUDY AND PLANS



BLOCK STUDY AND PLANS



SECTION 4: THE OFFICIAL MAP

WHAT IS AN OFFICIAL MAP?

The Official Map:

- An Official Map is a combined map and ordinance that identifies the location of planned public lands and facilities. The Official Map serves as notice of reservation of land for future public use.
- Once a property owner notifies a municipality of intention to subdivide or develop land identified on an Official Map, the municipality has one year to either:
 - Purchase the land
 - Come to an agreement with the developer
 - Condemn the land through eminent domain
 - Choose not to pursue the acquisition

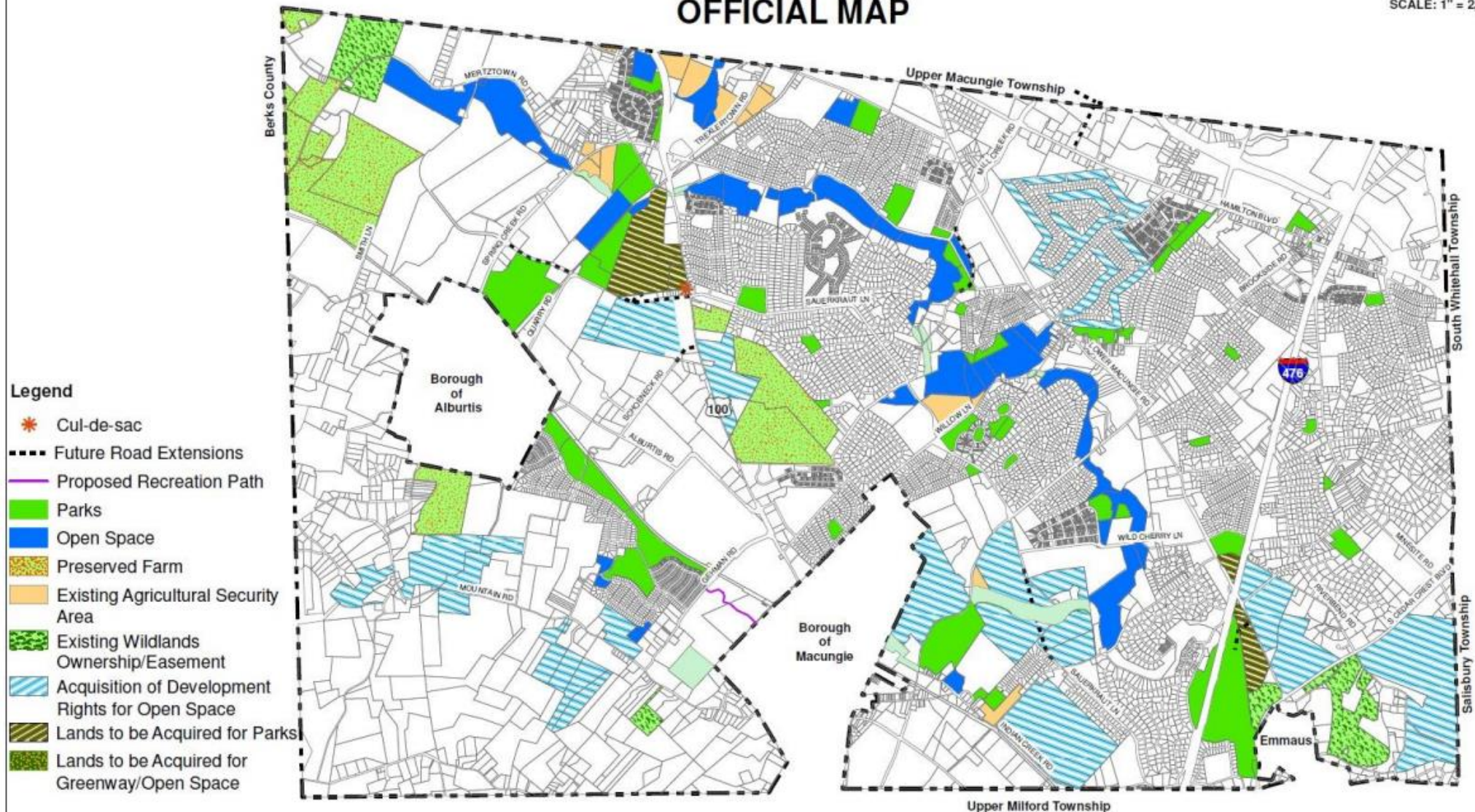
LOWER MACUNGIE TOWNSHIP

LEHIGH COUNTY, PENNSYLVANIA

OFFICIAL MAP



SCALE: 1" = 2,600'

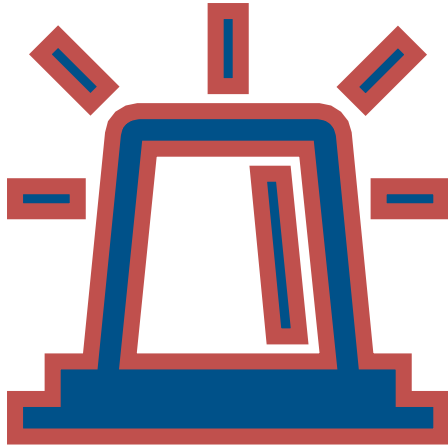


Legend

- Cul-de-sac
- Future Road Extensions
- Proposed Recreation Path
- Parks
- Open Space
- Preserved Farm
- Existing Agricultural Security Area
- Existing Wildlands Ownership/Easement
- Acquisition of Development Rights for Open Space
- Lands to be Acquired for Parks
- Lands to be Acquired for Greenway/Open Space

SECTION 5: ZONING

WHAT IS A ZONING ORDINANCE?



Police Power
to protect and promote
public health, public
safety, morals and
general welfare

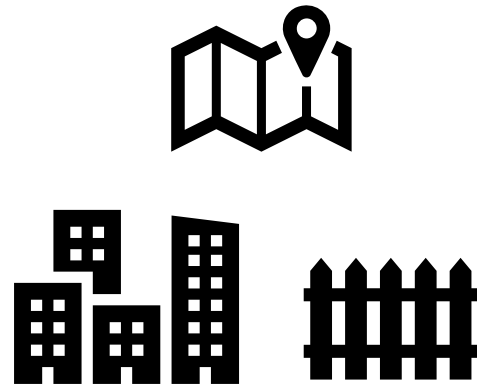


Community Wide
Based on police power and
divides the community into
zones

WHAT DOES ZONING REGULATE?



Use of Land and
Areas to be Left
Open



Size, Height and
Location of Structures



Density and
Intensity



Natural, Historic
and Agricultural
Uses

Don't forget!

- According to Pennsylvania court doctrine dating back to the 1960s, a municipal zoning ordinance must provide for – and may not exclude from the municipality – all lawful uses of land.

IMPORTANT ZONING TERMS

Permitted Use

Uses allowed in a zoning district as a “use by right.” Zoning Officer grants or denies a permit.

Special Exception

Uses permitted in a zoning district but must have a public hearing before the zoning hearing board either granting or denying.

Conditional Use

Uses permitted in a zoning district but must have a public hearing before the governing body either granting or denying.

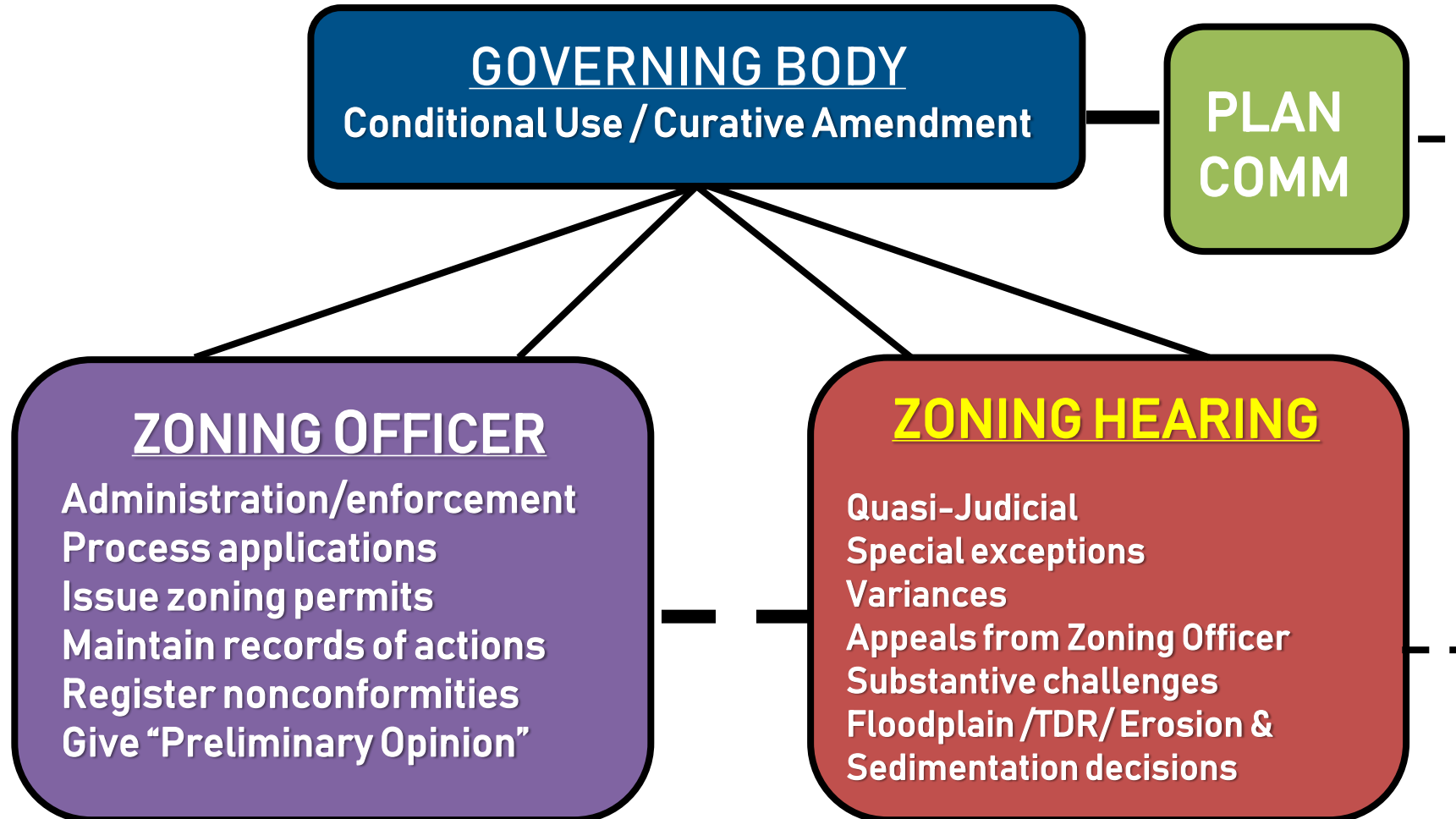
Variance

Modification of zoning standards to relieve “unnecessary hardship” on the property. Granted or denied by the zoning hearing board.

Nonconforming (Use/Structure/Lot)

Use predates the zoning ordinance and sometimes referred to as “grandfathered in.” Zoning standards aren’t met but has a right to stay. Can be regulated.

ZONING ADMINISTRATION TEAM



**SECTION 6:
SUBDIVISION AND LAND DEVELOPMENT ORDINANCES
(SALDO)**

WHAT IS A SUBDIVISION?

- Dividing a lot, tract or parcel by and means into **2 or more** lots for immediate or future use
- Purposes include leasing, transferring ownership, building or lot development, or partition by court

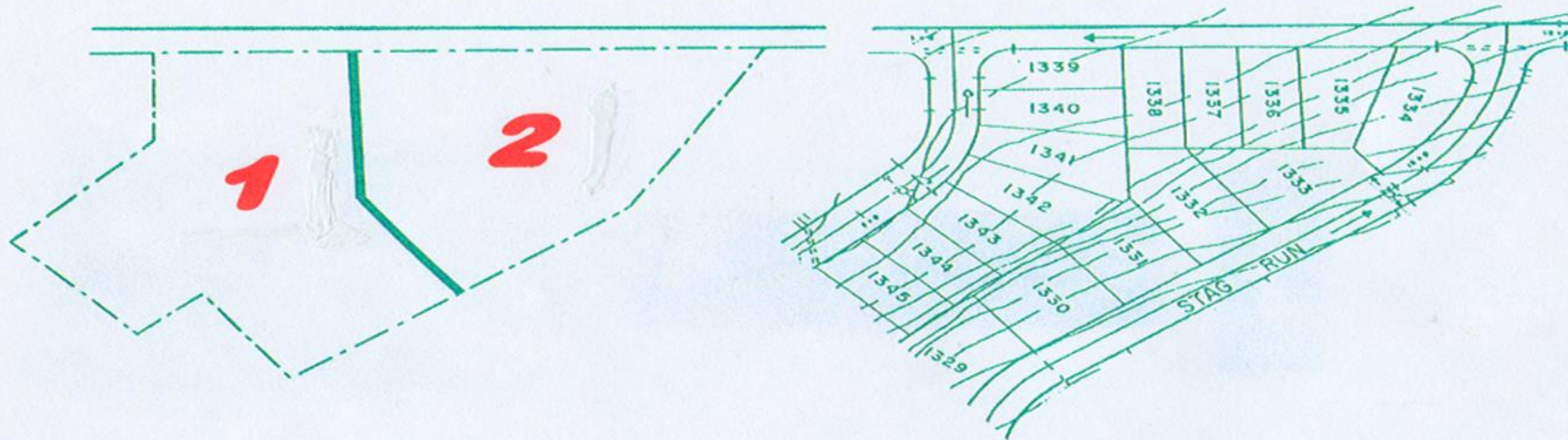
Subdivision Exemption:

Land leased for agricultural purposes; more than 10 acres; no new streets or easement for access; no residential dwelling.



Local ordinance definitions should match MPC definitions.

SUBDIVISION

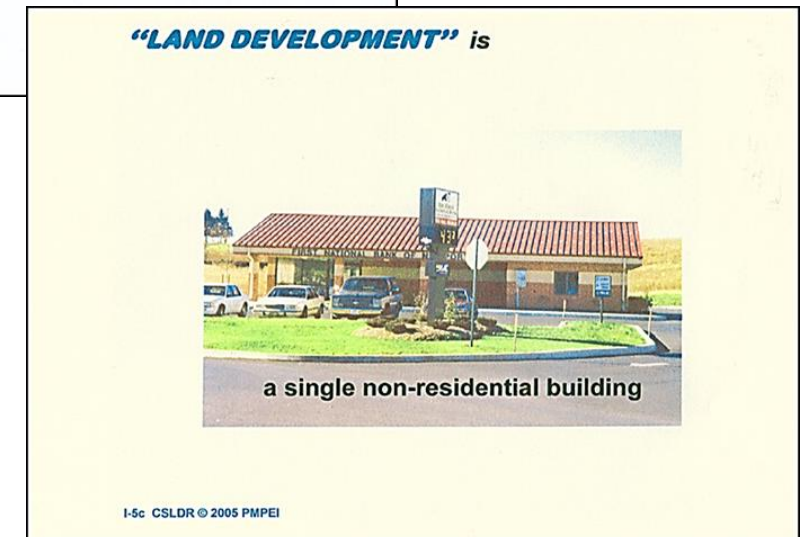
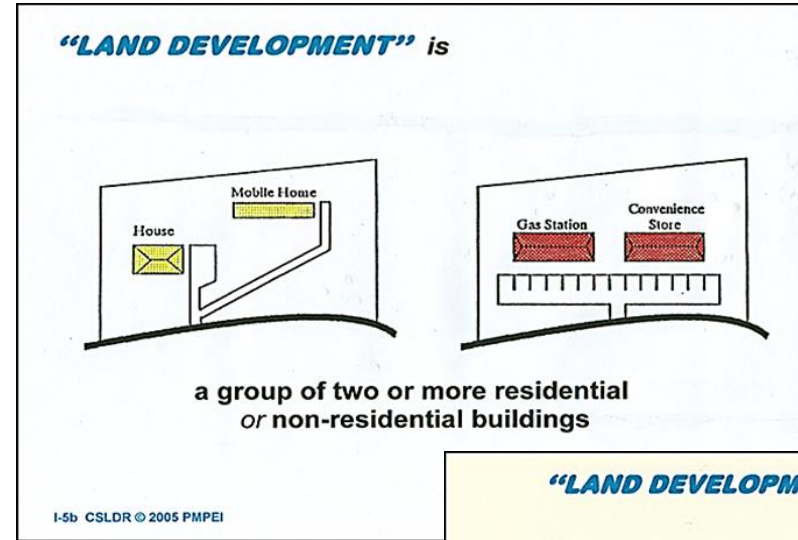


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WHAT IS LAND DEVELOPMENT?

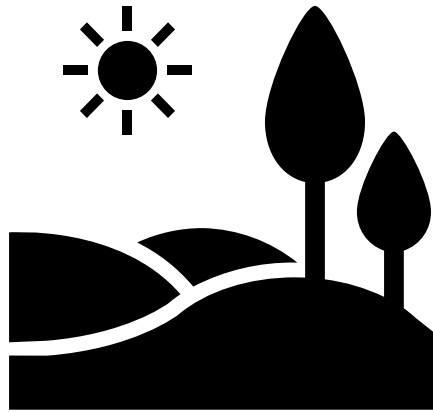
Land Development:

- Improvement of one lot
 - for two or more residential or non-residential buildings
 - one non-residential building
 - dividing or allocating space for occupants
- Two or more contiguous lots



WHAT DOES A SALDO DO?

Subdivision and Land Development Ordinances



Adequate sites
for development
and public use



Uniform, reasonable
and acceptable
design standards



Coordinate public
improvements with
private development
interests

AN EFFECTIVE SALDO PROGRAM

Protects Residents

- Consumer protection
- Property owners' burden not added to by development

Protects Municipality

- Performance guarantees
- Maintenance financial security

Encourages Development

- Reasonable standards
- Allows innovation
- Fair, timely, consistent review

Emphasizes Quality

- Projects must build long term assets
- Projects must have quality of life features residents want

WHAT'S THE DIFFERENCE BETWEEN ZONING AND SALDO?

Zoning:

- ✓ **Location of uses**
- ✓ **Density of use**
- ✓ **Open space / yards**
- ✓ **Building coverage**
- ✓ **Dimensions: *lots, height, parking, etc.***

SALDO:

- ✓ **Lot layout and design**
- ✓ **Street design**
- ✓ **Water / sewer service**
- ✓ **Required improvements**
- ✓ **Financial guarantees**

SALDO REVIEW BASICS

Subdivision and Land Development applications have 2 parts:

“Preliminary” and ***“Final”***

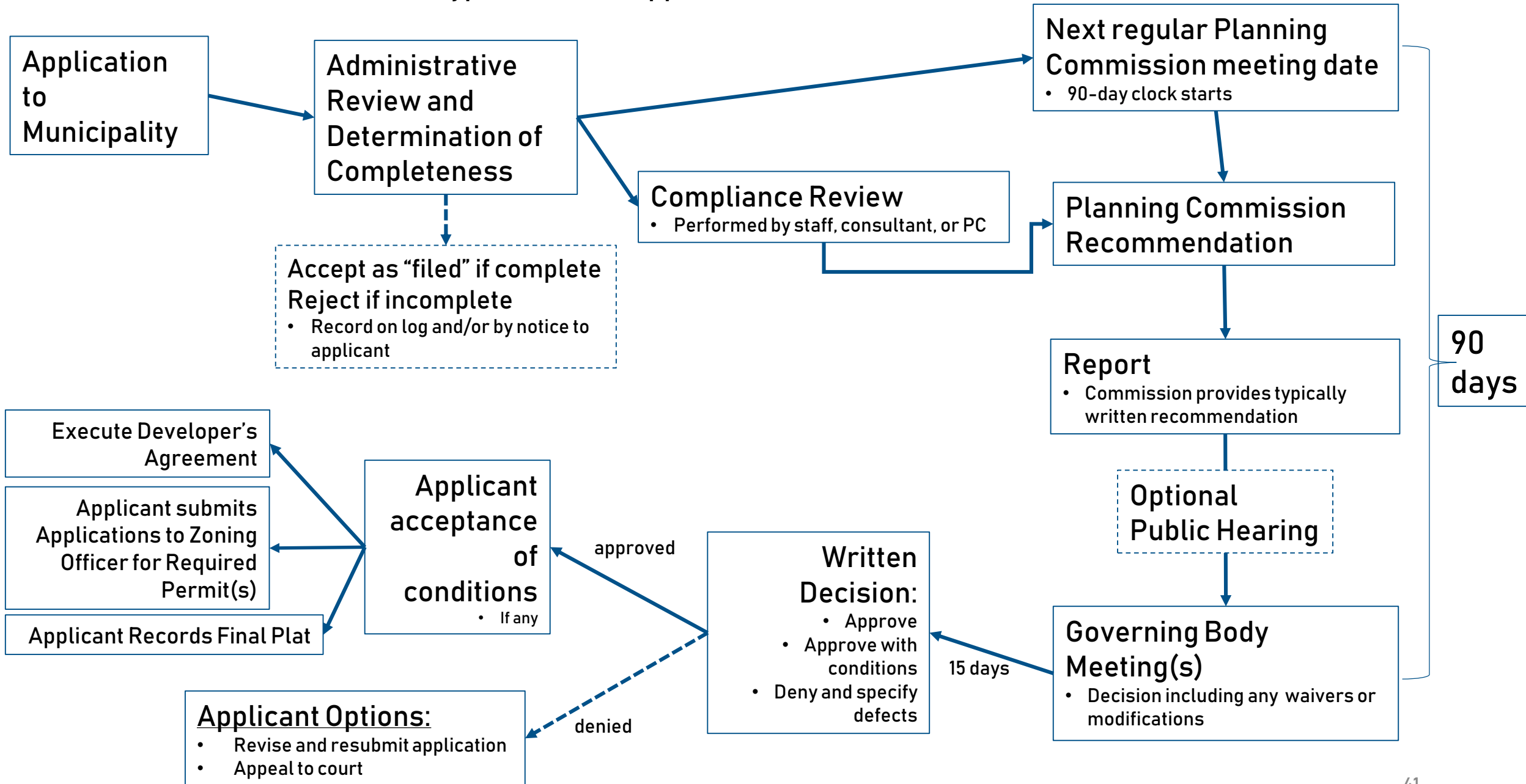
Both parts are ***Reviewed*** and ***Approved***

(sometimes both parts are combined for simple projects)

Usually the Planning Commission ***Reviews*** and the Governing Body ***Approves***

The MPC allows the governing body to ***delegate*** the approval power to the planning commission

Typical SALDO Application Procedures:



SALDO REVIEW TIME LIMIT

March 28

(14 days)



Plan Submitted

April 12

(90 days)



**Next Scheduled
Planning Committee
Meeting**

July 10



Review Period Ends

**Approve/Deny &
Communicate**

SECTION 7: MULTIMUNICIPAL PLANNING

BENEFITS OF MULTIMUNICIPAL PLANNING AND ZONING



Regional
Perspectives &
Objectives

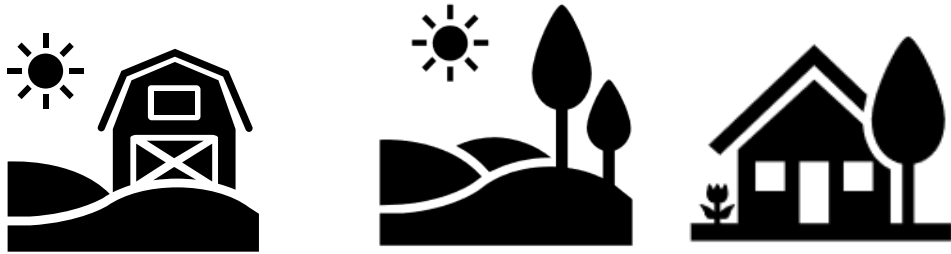


Option for a Joint
Zoning Ordinance
& Administration
800-A MPC

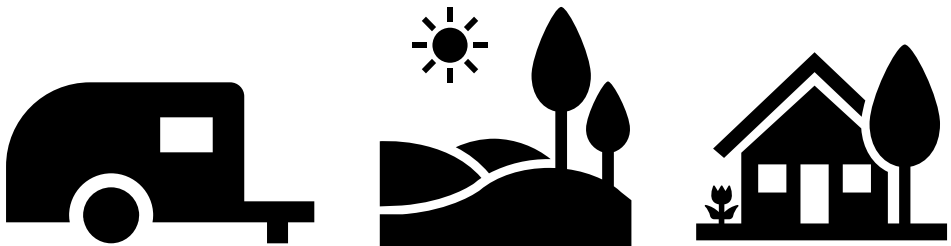


Option for
Sharing of Land
Uses
916.1 (h) MPC

MULTIMUNICIPAL SHARED USES



Municipality of A



Municipality of B



MORE MULTIMUNICIPAL BENEFITS...

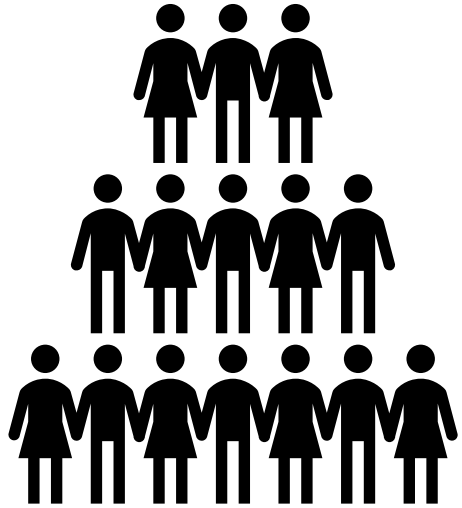


Mr. Krabs, what inspired you to do multimunicipal comprehensive planning and zoning?

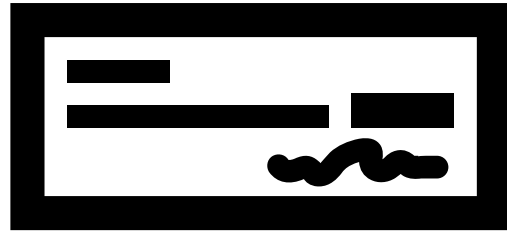
Money.



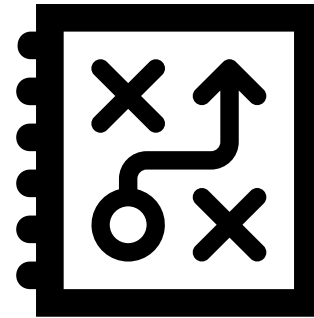
SPEAKING OF MONEY...



Economies of
Scale - Cheaper
per Municipality



Sharing of Taxes
and Fees
MPC 619.2 (c)(2)



Competitiveness
for DCED
Planning Funds



State and
Federal Grant
Dollars
619.2 (a) MPC

SECTION 8: RESOURCES FOR PLANNING

WHERE DO I START?

**Are you looking for help or interested
in doing planning and don't know
where to start?**

**dced.pa.gov/planning
dcedplanning@pa.gov**



TECHNICAL ASSISTANCE

Technical assistance is available through a variety of partners!

- PA Department of Community and Economic Development (DCED)
- PA Department of Transportation (PennDOT)
- PA Department of Conservation and Natural Resources (DCNR)
- PA Historical and Museum Commission (PHMC)
- Pennsylvania Downtown Center (PDC)
- Penn State Extension
- Local Colleges & Universities
- Pennsylvania Municipal Associations
 - Pennsylvania Association of Township Supervisors
 - Pennsylvania Association of Boroughs
- Pennsylvania American Planning Association & Local Chapters
- Conservation and Landscape Initiatives
- Pennsylvania Environmental Council
- County Planning Departments
- And Much More!

DCED PROGRAMS FOR PLANNING

Municipal Assistance Program (MAP)

dced.pa.gov/MAP

- 50% of costs for planning activities for counties and municipalities.
 - Comprehensive Plans
 - Zoning and SLDO
- Partnerships are key!

Strategic Management Planning Program (STMP)

dced.pa.gov/STMP

- Minimum 50% match, can be a more favorable ratio.
- Creation of multiple plans, but fiscally focused.
- Focused on individual municipalities.

SECTION 9: CONCLUSION

MAJOR TAKEAWAYS

1. Planning helps your municipality act **proactively – not reactively** to future events.
2. Planning is **multi-dimensional**, and **requires the coordination of several entities** within and outside of your municipality to manage land use.
3. Planning will help your municipality **acquire grant funding**.
4. An **implementable comprehensive plan** is a great first step to start building a culture of planning.
5. Resources are available for all stages of planning! **Don't be afraid to ask for help, and ask a neighbor to plan with you!**

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