THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 843 Session of 2017

INTRODUCED BY SCAVELLO, SCARNATI, BAKER, RESCHENTHALER, MENSCH AND SCHWANK, AUGUST 11, 2017

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,
2   as amended, "An act to empower cities of the second class A,
3   and third class, boroughs, incorporated towns, townships of
4   the first and second classes including those within a county
5   of the second class and counties of the second through eighth
6   classes, individually or jointly, to plan their development
7   and to govern the same by zoning, subdivision and land
8   development ordinances, planned residential development and
9   other ordinances, by official maps, by the reservation of
10   certain land for future public purpose and by the acquisition
11   of such land; to promote the conservation of energy through
12   the use of planning practices and to promote the effective
13   utilization of renewable energy sources; providing for the
14   establishment of planning commissions, planning departments,
15   planning committees and zoning hearing boards, authorizing
16   them to charge fees, make inspections and hold public
17   hearings; providing for mediation; providing for transferable
18   development rights; providing for appropriations, appeals to
19   courts and penalties for violations; and repealing acts and
20   parts of acts," in comprehensive plan, further providing for
21   preparation of comprehensive plan.

22   The General Assembly of the Commonwealth of Pennsylvania

23 hereby enacts as follows:

24   Section 1. Section 301(a)(7) of the act of July 31, 1968

25 (P.L.805, No.247), known as the Pennsylvania Municipalities

26 Planning Code, is amended and the section is amended by adding

27 subsections to read:

1   Section 301. Preparation of Comprehensive Plan--(a) The

2 municipal, multimunicipal or county comprehensive plan,

3 consisting of maps, charts and textual matter, shall include,

4 but need not be limited to, the following related basic

5 elements:

6   * * *

7   (7) In addition to any other requirements of this act, a

8   county comprehensive plan shall:

9   (i) Identify land uses as they relate to important

10   natural resources and appropriate utilization of existing

11   minerals.

12   (ii) Identify current and proposed land uses which

13   have a regional impact and significance, such as large

14   shopping centers, major industrial parks, mines and

15   related activities, office parks, storage facilities,

16   large residential developments, regional entertainment

17   and recreational complexes, hospitals, airports and port

18   facilities.

19   (iii) Identify a plan for the preservation and

20   enhancement of prime agricultural land and encourage the

21   compatibility of land use regulation with existing

22   agricultural operations.

23   (iv) Identify a plan for historic preservation.

24   (v) Identify, by name and physical location, the

25   residential and mixed-use condominiums, cooperatives and

26   planned communities, as well as the total land area, lot

27   size and number of units of each; and, to the extent

28   available, the infrastructure of each, including, but not

29   limited to, information concerning the presence and

30   condition of sanitary sewer, water and storm water

1   systems, recreation facilities and roadways.

2   * * *

3   (e) The municipality:

4   (1) May post the information to the municipality's

5   publicly accessible Internet website.

6   (2) Shall provide any requested paper copies for a fee

7   not to exceed the fees set under section 1307 of the act of

8   February 14, 2008 (P.L.6, No.3), known as the Right-to-Know

9   Law.

10   (f) As used in this section, the following words and phrases

11   shall have the meanings given to them in this subsection:

12   "Condominium," as defined under 68 Pa.C.S. § 3103

13   (relating to definitions).

14   "Cooperative," as defined under 68 Pa.C.S. § 4103

15   (relating to definitions).

16   "Planned community," as defined under 68 Pa.C.S. § 5103

17   (relating to definitions).

18   Section 2. This act shall take effect in 60 days.