

LOWER WINDSOR TOWNSHIP
YORK COUNTY, PENNSYLVANIA

RESOLUTION #2026-02

WHEREAS, Ordinance #78-01, as amended, establishes rules, regulations, and standards governing the subdivision and development of land within the Township of Lower Windsor, York County, Pennsylvania; and

WHEREAS, Section 805 of Ordinance #78-01, as amended by Section 806 of Ordinance No. 91-07 provides that the Board of Supervisors shall create a schedule of fees to be paid by the applicant at the time a subdivision or land development plan is submitted; and

WHEREAS, Section 805 of Ordinance #78-01, as amended by Section 806 of Ordinance No. 91-07 provides that the applicant shall pay such fees to defray the Township's cost of administering, processing, reviewing and inspecting the plans and public improvements; and

WHEREAS, Section 510g of the Pennsylvania Municipalities Planning Code (as amended by Act 170 of 1988) requires that municipalities shall establish an engineering review and inspection fee schedule; and

WHEREAS, Section 514 of Ordinance #78-01 as amended by Section 514 of Ordinance No. 2000-05, provides that the Board of Supervisors shall establish annually by resolution a fee to be paid by the developer in lieu of land dedication to be kept in an interest bearing escrow account for improvements to Township recreation areas; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Lower Windsor Township, York County, Pennsylvania, that each applicant for subdivision or land development approval shall pay to Lower Windsor Township, at time of submission of the plan for review by the Township, a non-refundable filing fee as follows:

- (a) Preliminary or Final Residential Plan \$250.00 plus \$25.00 per lot or dwelling unit for a subdivision or land development plan.
- (b) Preliminary or Final Commercial or Non-Residential Plan \$300.00 plus \$25.00 per lot/acre for subdivision plan.
- (c) Preliminary or Final Commercial or Non-Residential Land Development \$250.00 plus \$10/1,000 s.f. of proposed building or \$10/acre disturbed area where no building is proposed.

BE IT FURTHER RESOLVED, that in addition to the filing fee, the applicant shall be required to deposit with Lower Windsor Township at the time of filing of the plan, a sum to cover the cost of engineering, legal, recording, and any other fees and expenses incurred by the Township in processing and reviewing the plan as follows:

- (a) \$750.00 for a plan containing less than 5 lots or dwelling units and no public improvements.
- (b) \$1,000.00 plus \$30.00 per lot or dwelling unit for a plan containing 5 or more lots or dwelling units and no public improvements or
- (c) \$2,500.00 plus \$30.00 per lot or dwelling unit for a plan with any number of lots or dwelling units and that has public improvements.
- (d) \$3,500.00 for any Commercial or Non-Residential Subdivision or Land Development plan.

In the event that the sum deposited by the applicant exceeds the actual cost to Lower Windsor Township of processing and reviewing the plan or inspecting any public improvements, the Township shall refund such excess to the applicant. In the event that the sum deposited by the applicant is not sufficient to cover the actual cost to Lower Windsor Township of processing and reviewing the plan or inspecting any public improvements, the Township shall invoice the applicant for the additional cost so incurred; and

BE IT FURTHER RESOLVED that the amount charged to the applicant for review and inspection by the Township Engineer shall be the amount invoiced to the Township by the Engineer; and

BE IT FURTHER RESOLVED that the amount charged to the applicant for any legal review by the Township Solicitor shall be the amount invoiced to the Township by the Solicitor; and

BE IT FURTHER RESOLVED that the amount charged to the applicant for review by any other review consultant, if such review is necessary, shall be the amount actually charged to Lower Windsor Township by said consultant for performing such review work; and

BE IT FURTHER RESOLVED that the applicant prior to recording of the plan of a residential subdivision or land development choosing such option shall pay to the Township a Recreation Fee in Lieu of dedicating land pursuant to Section 514 of Ordinance #2000-05 of \$800.00 per lot or dwelling units; and

BE IT FURTHER RESOLVED, that, when applicable, the applicant at the time of filing of the plan shall pay to Lower Windsor Township a fee of \$250.00 for each intersection to cover the cost of poles and brackets, traffic control signs, and street signs. Effective from the date of this resolution, Lower Windsor Township may install eight-inch street signs with six-inch letters, and 30-inch-high intensity stop signs at all newly created intersections; and

BE IT FURTHER RESOLVED that no plans shall be finally recorded, and no permits shall be issued until all required fees and costs are paid in full, including all review costs in excess of the amount deposited by the developer. Said fees shall be paid in the form of cash or a check or money order made payable to Lower Windsor Township; and

BE IT FURTHER RESOLVED that the provisions of this resolution shall become effective upon enactment and shall remain in effect until changed by further resolution of the Board of Supervisors.

NOW THEREFORE, BE IT RESOLVED, this the 5th day of January 2026.

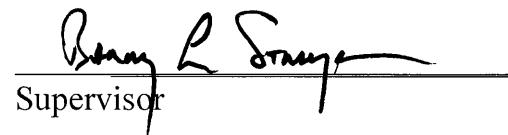
ATTEST:


Linda J. Zimmerman
Secretary

LOWER WINDSOR TOWNSHIP
BOARD OF SUPERVISORS
BY:


George J. Paluszak
Chairman


R. D. May
Vice-Chairman


Barry L. Strange
Supervisor