

## **TOWNSHIP OF LOWER MERION**

### **Issue Briefing**

**Topic:** 718 Sussex Road, former Knox Home, Wynnewood, Ward 8, SD# 3759

**Prepared by:** Chris Leswing, AICP, Assistant Director, Planning Division

**Date:** April 13, 2017

#### **I. Action To Be Considered By The Board:**

A request to extend for a period of one-year the time frame within which to record the Final Plan for this approved development. Per condition of approval 64 which states, "The Final Plan shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Preliminary Plan approval.", the applicant has until April 20, 2017 to record the Final Plan. A Final Plan was filed with the Township on June 30, 2016 but it has not yet been recorded.

#### **II. Why This Issue Requires Board Consideration:**

Per Section 135-13B.1 of the Subdivision and Land Development Code the Board of Commissioners can extend the time frame within which to submit the Final Plan as follows:

##### **B.** Submission and approval.

**(1)** The final plan, complying with all applicable requirements, shall be filed with the Director of Planning for a final approval within 12 months from the date of the approval of the preliminary plan. Failure to comply with the time limitation herein provided shall make the approval of the preliminary sketch plan null and void unless an extension of time is granted in accordance with this section. The twelve-month period may be extended by the Board of Commissioners upon application by the applicant, filed in writing, within said twelve-month period upon demonstration of the following;

[Amended 5-15-1985 by Ord. No. 2071; 6-19-1991 by Ord. No. 3243]

**(a)** That one or more conditions existent at the time of preliminary plan approval have changed.

**(b)** That such change of circumstances was beyond the applicant's control and has prevented submission of the final plan within the twelve-month period.

**(c)** That such circumstances have been overcome or will be overcome in the foreseeable future.

#### **III. Current Policy or Practice (If Applicable):**

The Board of Commissioners reviews extension requests on a case by case basis.

IV. **Other Relevant Background Information:**

A letter requesting the extension is attached.

V. **Impact on Township Finances:**

There is no impact on Township finances.

VI. **Staff Recommendation**

Staff recommends that the Board approve the request.