



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
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Recommendation: *Approval With Comments*

<i>Name of Amendment:</i>				
Floodplain Ordinance				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hampden Township	6/7/2023	6/19/2023	SH, EG	KS
<i>Type of Amendment:</i>				
Zoning Map and Text Amendment				

Explanation of Amendment:

Hampden Township has submitted a zoning ordinance text amendment that includes updated floodplain regulations concurrent with the adoption of the new FEMA floodplains which will replace the existing floodplain overlay district.

The proposed amendment is consistent with the Hampden Township Comprehensive Plan and the Cumberland County Comprehensive Plan.

Administrative Comments and Recommendations:

1. n/a

Technical Comments and Recommendations:

2. Page 6, section 403.5. The 'Review by County Conservation District' section is not necessary. Section 512 of the Land Development Ordinance requires a review of erosion and sediment control plans in accordance with Chapter 102.

In addition, the conservation district will identify deficiencies on the plan that must be corrected by the applicant/engineer. The proposed language indicates that conservation district makes 'recommendations' that will be considered by the floodplain administrator.

The following language is recommended:

"The Erosion and Sediment plan for all applications proposing construction or development in any identified floodplain area to be considered for approval shall be submitted by the Floodplain Administrator to the County Conservation District for review to determine erosion and sediment control plan compliance with Title 25 PA Code Chapter 102 prior to the issuance of a Permit."

3. Page 11, section 405.2. The township should consider requiring the lowest floor for all structures to be elevated to 1.5 feet above the regulatory flood elevation.

4. Page 18, section 405.5. This section requires all subdivisions containing 50 lots or at least five acres (whichever is less) to submit hydrologic and hydraulic engineering analyses to determine flood information. Will this requirement apply to a simple subdivision, or lot line adjustment that includes more than five acres of land? It appears that the requirement should be 50 lots or five acres of disturbance.
5. Page 21, section 406.3.A. This section requires the township to forward all special permit documentation to the county planning department by certified mail for review. This is not a common requirement. Any review by the county planning department, beyond the requirements in the Pennsylvania Municipalities Planning Code, should be at the discretion of the township.

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”