

For More Information...

Visit us online at
icopd.org/planning.html



To read and download a copy
of the SALDO at
icopd.org/SALDO.html

We are Located at:
801 Water Street
Indiana, PA 15701

Our office is open
Monday — Friday
8:30 AM to 4:30 PM

Contact Us at:
Ph: (724) 465-3870
Fax: (724) 465-3150

Indiana County Office
of Planning & Development

Indiana County
Commissioners

Byron G. Stauffer, Jr.,
Executive Director

R. Michael Keith,
Chairman

LuAnn Zak,
Assistant Director

Bonni S. Dunlap, PhD,
Commissioner

Sherene Hess,
Commissioner

Subdivision & Land Development (SALDO) Classes I—IV Quick Guide

Rev 9/15/25

A Reference Guide for Subdivisions Under the Indiana County SALDO for Local Municipalities and Residents



Why have a SALDO?

Indiana County ensures new construction sites and subdivisions are safe and functional through its Subdivision and Land Development Ordinance.

This ordinance requires builders to follow design standards, get approval for sewage systems, and have proper access to public streets.

Where does this ordinance apply?

It applies to all townships and boroughs in Indiana County *except for*:

- ♦ White Township
- ♦ East Wheatfield Township
- ♦ Indiana Borough
- ♦ Blairsville Borough
- ♦ Burrell Township
- ♦ Homer City Borough

Which classes apply to my project?*

Class I	Class II	Class III	Class IV	Class V	Class VI
Survey Correction	Court Ordered Transfers	Minor Subdivisions	Major Subdivisions	Land Development	Land Development
Plat Adjustment	Settlements	► 3 lots or less	► 4 or more lots	WITHOUT Building(s)	WITH Building(s)
Lot Consolidation	Easements	» no public improvements	» with public improvements		
	Takings & Enforcements				

*Your project may fall under more than 1 class (e.g. side lot additions).

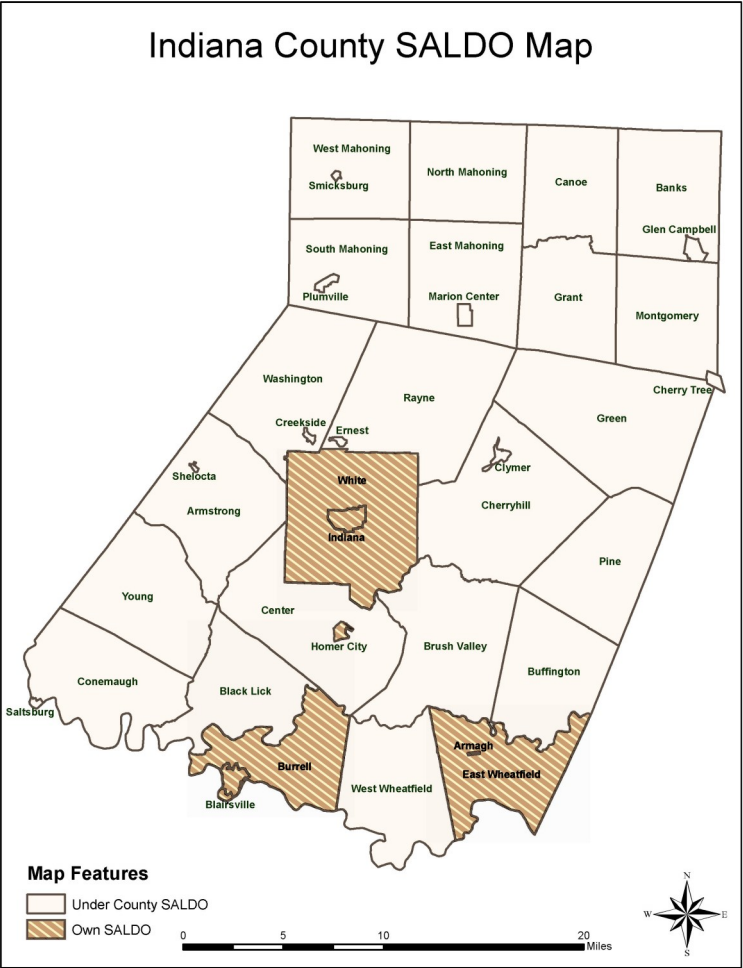
Fee Schedule

Classes I—III Minor Subdivisions

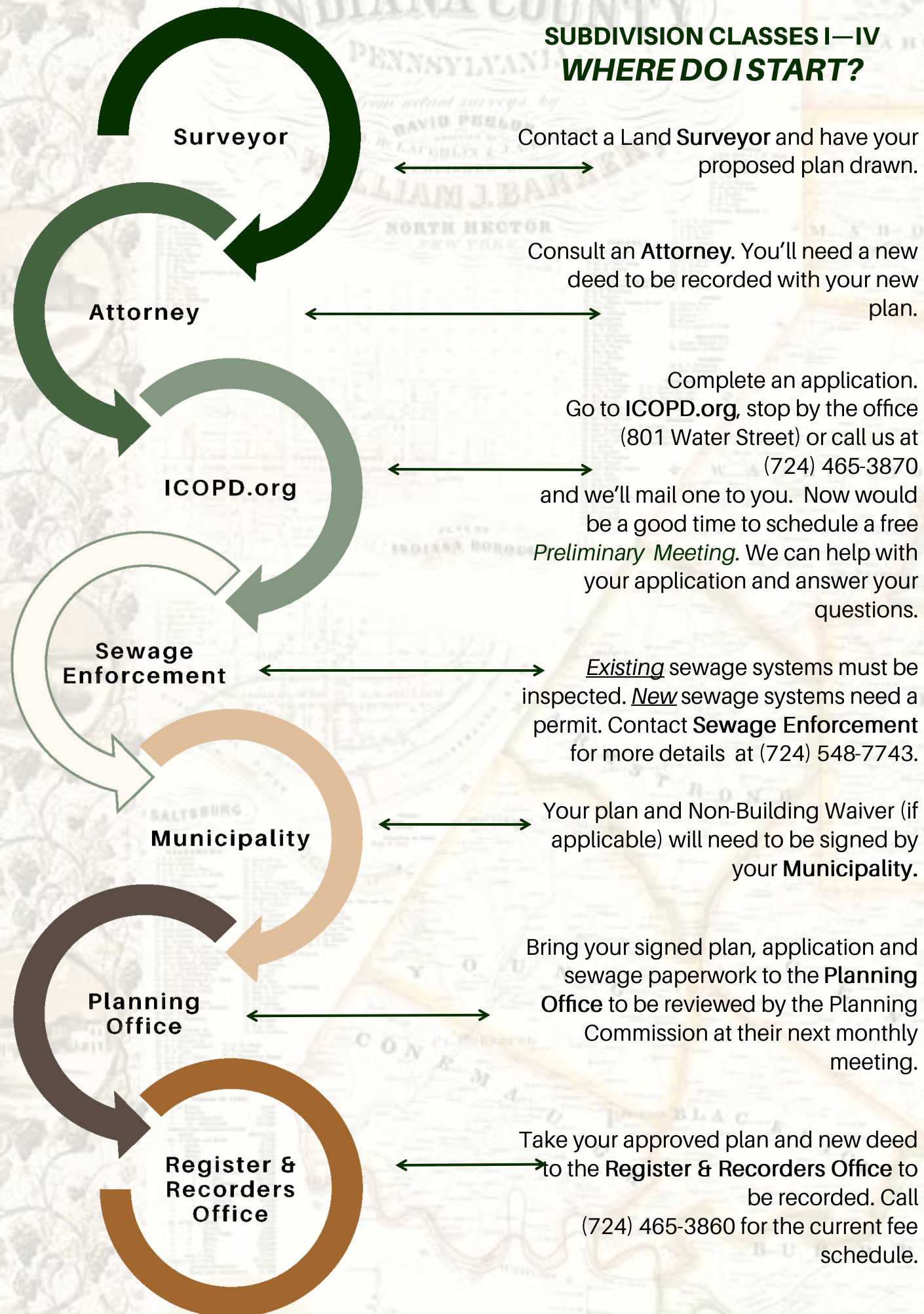
(3 lots or less, no public improvements)..... \$75.00 per class

Class IV Major Subdivision

(4 or more separate deeded parcels or lots w/ public improvements)..... \$150.00 PLUS \$10.00 / each new lot



SUBDIVISION CLASSES I—IV *WHERE DO I START?*



TIMELINES

SUBMISSION DEADLINE:

FIRST WEDNESDAY MONTHLY BY 10:00 AM

The Indiana County Planning Commission Review Committee audits new proposals on the first Wednesday monthly at 3:00 PM. Submissions received *after 10:00 AM* on the first Wednesday of the month will be added to the following month's Planning Commission Agenda.

SECOND WEDNESDAY MONTHLY AT 5PM

The Indiana County Planning Commission conducts monthly public meetings to consider new proposals. These proposals are either approved, not approved, or tabled for further discussion. The Commission also addresses ongoing projects during these meetings. All are welcome to attend.

90-DAY TIME LIMIT

Upon approval of your proposal, you will have 90 days to record the approved plan with the Register & Records Office. Plans not recorded within this timeframe will require reapproval from the Planning Commission for a fee of \$50.00

Questions?

Schedule a Preliminary Meeting with Josh Krug, AICP, Deputy Director, Planning

CONTACT INFORMATION

Indiana County Office of Planning & Development

Josh Krug, AICP—Deputy Director,
Planning Section
jkrug@ceo.co.indiana.pa.us
801 Water Street
Indiana, PA 15701
Phone: (724) 465-3877
FAX: (724) 465-3150
ICOPD.org

Sewage Enforcement Agency

11242 US Route 422
P.O. Box 175
Elderton, PA 15736
Phone: (724) 578-7743
FAX: (724) 543-1835

Register & Records Office

825 Philadelphia Street
Indiana, PA 15701
Phone: (724) 465-3860
FAX: (724) 465-3863
indianacountypa.gov/departments/register-and-recorder

Contact Information for your Municipality can be found at:

icopd.org/municipal-information.html