

Robinson Township



8400 Noblestown Road ~ McDonald, PA 15057 ~ 724-926-8700

Application to the Planning Commission

Name of Owner:

Address of Owner:

Name of Applicant:

Address of Applicant:

Project/Site Name:

Address/Location:

Tax ID Number:

Acreage or Square Feet:

Zoning District:

Present Use:

Proposed Use of Alterations:

Has a previous application been filed with the Township for this property? If so, When?

Application to the Planning Commission is requested for:

- _____ Conditional Use Approval
- _____ Tentative Approval of Subdivision and Land Development
- _____ Minor Subdivision
- _____ Major Subdivision
- _____ Final Approval of Subdivision and Land Development
- _____ Tentative Approval of Planned Development
- _____ Final Approval of Planned Development
- _____ Change of Zoning
- _____ Other Application to Planning Commission

OFFICIAL USE ONLY

Date Received:

Staff Conference Held:

Zoning Officer:

Date:

PART 13

CONDITIONAL USE

27-1301. AUTHORITY.

Conditional uses may be permitted by the Township Supervisors, consistent with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, Act 247, as amended, after recommendations by the Township Planning Commission pursuant to express standards and criteria set forth in this Chapter. (Ord. 1-83, 11n/1983, §13.0)

27-1302. PROCEDURE.

The following procedure shall govern the granting of conditional uses in Robinson Township, Washington County, Pennsylvania.

- 27-1302.1. Property owners desiring approval for a conditional use, pursuant to express standards and criteria set forth in this Chapter, shall provide a written request for such approval to the Planning Commission.
- 27-1302.2. The request shall specify the intended uses and purposes for which the conditional use approval is being made. Further, the formal request shall document the manner in which the developer will meet the standards and criteria specified in this Chapter for the conditional use.
- 27-1302.3. The property owner shall provide the Planning Commission with documentation to indicate the attitudes of adjacent and area-wide property owners within two hundred fifty feet (250') of the property to be developed, insofar as they relate to the proposed conditional use.
- 27-1302.4. Any use or activity not otherwise specifically referred to in this Ordinance as permitted or as a Use by Special Exception shall be considered a conditional use, subject to the requirements of this Part.

27-1303. APPLICATION:

- 27-1303.1. Submission of Application: The granting of a conditional use by the Board of Supervisors shall be predicated upon the developer's submission of a written application demonstrating that the development for which the conditional use is sought:
 - A. Will not endanger the public health and safety if located where proposed, and that the use will not deteriorate the environment or generate nuisance conditions such as traffic congestion, noise, dust, smoke, glare or vibration;
 - B. Meets all other requirements of this Chapter in the zoning district where the use is proposed;

- 27-1304.8. Conclusions based on any provisions of this Ordinance, or any rules or regulations, shall contain a reference to the provisions relied on, and the reason(s) why the conclusion is deemed appropriate in light of the facts found.
- 27-1304.9. Permit Expiration: Once a conditional use approval has been granted, the applicant shall apply for a building permit and/or certificate of occupancy, within twelve (12) months from the date of approval, or the conditional use approval shall become null and void.
- 27-1304.10. Time Extension: Board of Supervisors may, upon written request being filed at least thirty (30) days prior to expiration, grant a time extension not to exceed twelve (12) months. Upon granting any extension, Board of Supervisors shall ensure that the conditional use permit complies with all current Ordinances and codes.

RESOLUTION NO. 8-08
ROBINSON TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA

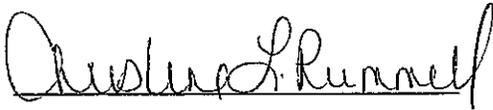
WHEREAS, the Robinson Township Board of Supervisors have determined that an adjustment of the Permit Fee/Application Fee schedule is necessary:

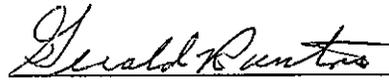
NOW THEREFORE, the Robinson Township Board of Supervisors in lawful session meeting Resolve and it is hereby resolved as follows:

1. The Permit Fees for Permits required by Ordinance in Robinson Township shall be as set forth on the attached fee schedule attached hereto and incorporated herewith.
2. The Application Fees for Applications required by Ordinance in Robinson Township shall be as set forth on the attached fee schedule attached hereto and incorporated herewith.
3. The costs for Zoning Ordinance, Subdivision Ordinance and Zoning Maps shall be as set forth on the attached fee schedule attached hereto and incorporated herewith.

RESOLVED this 9th day of September .2008 by the Robinson Township Board of Supervisors.

ATTESTS:


Andrew L. Rummel


Gerald R. Santos
Chairman

Supervisor

Supervisor

