

# Robinson Township



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

## APPLICATION FOR CONDITIONAL USE

Property Owner:		Phone:
Address:		
Name of Applicant:		Phone:
Address of Applicant		
Engineer:		Phone:
Project/Site Name:		
Address Location::		County Tax ID#:
Acreage of Sq. Ft.:	Zoning District:	Est. Completion
	Overlay District:	Est. Project Cost
Residential:		
No. of Lots:		No. Buildings:
		No. of Dwelling Units:
Commercial/Inst:		
No. Buildings:	No. of Shops:	Total Sq. Ft:
Present use:		
Proposed Use of Alteration:		

**FOR OFFICE USE:**

Reference the section(s) of the ordinance under which the conditional use is sought:

Reason for request:

Has a previous application been filed with the Supervisors for this property?  
If so, when?

Date Issued:

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, 11/7/1983, §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, 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;

- C. Is in general conformity with the Comprehensive Plan for Robinson Township and in harmony with the area in which it is proposed; and
- D. Is an appropriate use on the proposed site.

27-1303.2. The applicant/developer shall submit a site plan to scale. The drawings shall indicate the boundaries of his property, location of adjacent streets, the location and height of proposed buildings on the property, proposed grading and storm drainage, and location and number of proposed parking spaces and proposed curb cuts.

#### **27-1304. REVIEW**

27-1304.1. The Township Secretary shall accept the conditional use application, examine the application for completeness and immediately forward such application to the Planning Commission for review and recommendation.

27-1304.2. The Planning Commission may call and hold a public hearing to gather additional testimony on the proposed application. The Planning Commission shall submit its recommendations to Board of Supervisors.

27-1304.3. Upon receipt of the Planning Commission recommendation, Board of Supervisors shall hold a public hearing, after due public notice, to gather additional testimony. Such public hearing shall be held not later than sixty (60) days following receipt of the completed application. In addition, where the Board of Supervisors fails to commence the required hearing within sixty (60) days of receipt of a complete application or fails to complete the hearing no later than one hundred (100) days after the completion of the applicant's case in chief, unless extended for good cause, the decision shall be deemed to have been rendered in favor of the applicant, unless an extension of time has been agreed to by the applicant.

27-1304.4. Within forty-five (45) days of the conclusion of the public hearing, Board of Supervisors shall determine whether the conditional use application is to be granted, denied or granted with such reasonable conditions and safeguards, in addition to those expressed in this Ordinance, or may be deemed necessary to provide for the health, safety, morals and general welfare of the residents.

27-1304.5. Such decision shall be rendered in writing by Board of Supervisors, and shall be delivered to the applicant personally, or mailed no later than the day following its date.

27-1304.6. The applicant may request, in writing, an extension of the time limitations for review if extenuating circumstances warrant such extension.

27-1304.7. Where the conditional use application is contested, or denied, such decision shall be accompanied by findings of fact, or conclusions based thereon, together with any reason therefore.

- 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.