

Chestnuthill Township

Conditional Use Application



P.O. Box 243, 271 Rt. 715
Brodheads ville, PA 18322
Phone: 570-992-7247
Fax: 570-992-2225

www.chestnuthilltwp-pa.gov
Email: mneeb@chestnuthilltwp-pa.gov



Select Applicable Fee: \$1,250.00 Make

checks payable to Chestnuthill Township

Credit/Debit cards are accepted

14 Digit Parcel Identification Number:

Is the 911 Address Posted Correctly:

Yes No

Select Zone/District:

RR	R-1	R-2	R-3	RS	CR	LIC	BP
VC	GC	GI	I				

Applicant Name:

Applicant Phone Number:

Applicant Address:

Legal Representation:

Reason for Hearing Request (Statement setting forth full particulars of the need, purpose and operation of the structure or use):

Current Use:

Proposed Use:

Property Owner Name:

Property Owner Phone Number:

Property Owner Address:

I fully understand the provisions of this application and hereby certify that all information submitted is true and correct to the best of my knowledge

Applicant Signature: _____

Owner Signature: _____

LEAVE THIS SECTION EMPTY: TO BE COMPLETED UPON REVIEW OF THE ZONING OFFICER

Date Application is Received by Township :

Matthew T. Neeb
Zoning Officer

Revised: 01/17

Conditional Use Process
§ 119-18

- A. Purpose. The conditional use approval process is designed to allow the Board of Supervisors to review and approve certain uses that could have significant impacts upon the community and the environment.
- B. Procedure. The Board of Supervisors shall consider the conditional use application and render its decision in accordance with the requirements of the State Municipalities Planning Code.
 - (1) Submittal. A site plan shall be submitted, which shall contain the information listed in § **119-3D**. Detailed site engineering (such as stormwater calculations and profiles) are not required at the conditional use stage. If a fully engineered subdivision or land development plan will be required, it may be submitted separately, such as after a conditional use is approved; or, an applicant may voluntarily choose to submit a subdivision or land development plan for review at the same time as a conditional use application.
 - (2) Reviews.
 - (a) The Zoning Officer should provide a review to the Board regarding the compliance of the application with this chapter.
 - (b) The Township staff shall submit a conditional use application to the Planning Commission for any review that the Commission may wish to provide. However, the Board of Supervisors shall meet the time limits for a decision, regardless of whether the Planning Commission has provided comments.
 - (3) The only uses that shall be approved as conditional uses shall be those listed as conditional uses in Article **III**.
 - (4) Time limit. To minimize delays for applicants, the Township has established the following time limit upon conditional use applications. The Board of Supervisors shall approve, conditionally approve or reject a conditional use application within 120 days after the Township's official receipt of a complete application for a conditional use, unless the applicant provides a written time extension. (Note: As of the adoption date of this chapter, the State Municipalities Planning Code generally establishes a sixty-day time limit for the first hearing and a forty-five-day time limit for a decision after the last hearing.)
- C. Consideration of conditional use application. The Board of Supervisors shall determine whether the proposed conditional use would meet the applicable requirements of this chapter. The same standards shall apply to a conditional use as are listed in § **119-17C** for a special exception use.
- D. Conditions. In approving conditional use applications, the Board of Supervisors may attach conditions it considers necessary to protect the public welfare and meet the standards of this chapter. These conditions shall be enforceable by the Zoning Officer and failure to comply with such conditions shall constitute a violation of this chapter and

If we can't find you, we can't help you!

Correct Placement



Incorrect Placement



Some DOs and DON'Ts to help you with proper sign placement

Do place your sign...

- With 4 inch numbers
- At least 3 feet but no greater than 6 feet above the ground surface
- On the same side as your driveway
- So it is adequately visible from both directions of travel
- At least 4 feet off of the edge of the paved roadway
- Call 811 (One Call) before your dig!

Don't...

- Purchase a sign with 3 inch numbers
- Place the sign across the street from your driveway
- Place the sign below 3 feet as it may be obscured by snow in the winter.

Chestnuthill Township Ordinance 2011-03 requires reflective emergency response signs be placed at all driveway entrances to occupied structures. Be sure your sign measure 6" by 18" reflective green with 4" reflective white numbers on both sides. Signs can be purchased at any retail store which carries the 6" x 18" reflective green sign and 4" reflective white numbers.