Cecil Township
Conditional Use Request

IMPORTANT INFORMATION
PLEASE READ

Conditional uses are those uses that, because of their potential adverse impact upon the immediate neighborhood and the Township as a whole, require a greater degree of scrutiny of site characteristics and impacts to determine their suitability in a given location. As such, the determination of conditional uses as appropriate shall be contingent upon their meeting a set of specific standards, below, and the weighing, in each case, of the public need and benefit against the local impact, giving consideration to the proposals of the applicant for mitigating adverse impacts through special site planning, development techniques, and contributions to the provision of public improvements, rights-of-way, and services. The Board of

The following must be submitted with the application form

[ ] Eight (8) copies (and Electronic Copy PDF) of a vicinity map prepared by an engineer, surveyor, or other competent Party showing all lots and streets in the area and within the surrounding one-quarter-mile Radius.

[ ] Eight (8) copies (and Electronic Copy PDF), of a site plan of the property showing the following:

a. Location and size of all existing and proposed structures;
b. Location and dimensions of building lines, right-of-way lines, setbacks, and easements;
c. Elevation contours sufficient to determine existing and proposed drainage;
d. Layout of drives and other traffic features on opposite side of street and adjacent properties;
e. Location of septic facilities and sanitary sewer lines;
f. Location of parking and loading areas, open space, existing and proposed landscaping, refuse and service areas, and signs.

[ ] A complete list of all property owners within 300 feet of the exterior limits of the Property, indicating name, address, city, state, and zip code.

[ ] An application signed by all registered owners of the property or, if application is made by an agent other than an attorney, a written power of attorney or sales agreement must be included.

[ ] The required application fee as set forth in the Township fee schedule, as revised.

[ ] A narrative statement describing the proposed Conditional Use, including an evaluation of the effects of such elements as noise, glare, odor, fumes, vibration, and generated traffic upon adjoining property, and the relationship of the proposed use to the Comprehensive Plan.

USE A SEPARATE APPLICATION FOR EACH PROPERTY OWNER IF MORE THAN ONE (1)

If applying for a Conditional Use Cluster Lot Development in an R-1 District the following *additional* information must be provided.

SINGLE FAMILY CLUSTER LOT DEVELOPMENT

Intent: Recognizing that on certain properties unique physical features exist, more specifically steep slopes of 25% or greater, flood plains, and heavily wooded areas and that it would be to the benefit of the health and welfare of the residents to preserve these areas in their natural state, it may be desirable to vary the area and bulk regulations with respect to minimum lot size, lot width, and setback lines, while still presenting the overall density of-the R-1 District. Provided that the proposed site contains the unique physical features as stated, it is also recognized that the use of cluster lot development provides an opportunity to encourage more creative development design which may increase the open space benefits and aesthetic appearance of residential subdivisions. In such cases, the Cecil Township Supervisor's may hear a request for a Conditional Use in accordance with the procedure set forth in section 403 of the Unified Development Ordinance.

Plans Submitted for Conditional Use Applications shall be based on a sealed surveyed topographic plan prepared by a registered surveyor; showing the proposed contours and street and lot layout as proposed by a registered landscape architect. These drawings shall show the following:

[ ] Street layout and grades;
[ ] Flood plains and wetlands;
[ ] Steep slopes and heavily wooded areas and/or specimen trees (trees 94" in circumference or larger);
[ ] Proposals for the improvement and/or preservation of open space.
[ ] Lot locations and approximate sizes;
[ ] Total acreage; total number of lots, and total open space acreage with a preliminary phasing plan;
[ ] A list of any proposed modifications from Township land development specifications;
[ ] A narrative as to how the cluster design is of benefit to the Township over standard subdivision design.
[ ] A sketch plan of the same property developed as a standard ½ acre subdivision with the required open space and needed modifications from Township land development specifications.

Application for Conditional Use Hearing

Applicant: _____ *(If other than property owner attach proper documentation)*

Applicant address: _____ City: _____ St: ___ Zip: _____

Phone: _____ Fax: _____ Email: _____

Property Owner: _____ Signature: _____

Address: _____ City: _____ St: ___ Zip: _____

Phone: _____ Fax: _____ Email: _____

Property / Site Information:

Location: _____

Parcel Id. _____ Subdivision: _____

Lot Size: _____ Existing zoning: _____ Existing land use: _____

Proposed Conditional Use: _____

_____

_____

_____

I hereby certify that the above information and the statements and/or representations contained in any and all papers or plans submitted herewith are true and accurate to the best of my knowledge and belief.

_____ _____ _____

Agent or Applicant (Print name, title and or firm) **Applicants Signature** **Date**

For township use

Date of submission: _____ Date of Hearing: _____

Fee Paid: _____ Check No. _____

Planning Commission Recommendation: [ ] Approved [ ] Denied [ ] Approved with conditions

Comments or conditions: _____

_____

Supervisors Recommendation: [ ] Approved [ ] Denied [ ] Approved with conditions

Comments or conditions: _____

_____

_____

CECIL TOWNSHIP
2020 PLANNING COMMISSION CALENDAR

FILING DEADLINES AND MEETING DATES FOR

SITE PLAN, SUBDIVISIONS AND LAND DEVELOPMENT
MEETING TIME 7:00 PM AT THE MUNICIPAL BUILDING
3599 MILLERS RUN ROAD

MONTH OF MEETING	*DATE OF* MEETING	*APPLICATION ACCEPTANCE* DEADLINE *12:00 PM*
JANUARY	16th	DECEMBER 20, 2019
FEBRUARY	20th	JANUARY 17th
MARCH	19th	FEBRUARY 21st
APRIL	16th	MARCH 20th
MAY	21st	APRIL 17th
JUNE	18th	MAY 22nd
JULY	16th	JUNE 19th
AUGUST	20th	JULY 17th
SEPTEMBER	17th	AUGUST 21st
OCTOBER	15th	SEPTEMBER 18th
NOVEMBER	19th	OCTOBER 16th
DECEMBER	17th	NOVEMBER 20th

All applications must be accompanied by the appropriate fees and documentation, and must be submitted to the Director of Zoning, or in his/her absence the duly designated official, by 12:00 pm the third (3rd) Friday of each month. Upon receipt of the application the Director of Zoning or Township Engineer shall review all information to determine adequacy of the application, and either except or deny the filing the following day, or (2nd) Friday. If the application is acceptable the Director of Zoning shall affix to the application the filing date and immediately forward the information to the Planning Commission. If the application is denied due to inadequate fees, insufficient information, inadequate number of copies, or any other reason the application will be returned to the applicant and the applicant will advised as to what is required for submission for the following meeting.