

# CECIL TOWNSHIP

## Application for Rezoning Request

**READ CAREFULLY** any omissions may delay processing of your application. All information below must be complete and requested attachments must accompany the application or the filing may be denied.

**The following information must be submitted with the application:**

### Washington County Planning Commission:

All requests for rezoning must be submitted to the Washington County Planning Commission for review at least 30 days prior to a public hearing before the Township Supervisors. The Washington County Planning Commission can be reached at 724-228-6811.

Date of submission to County: \_\_\_\_\_

**Application checklist:** All the following must be complete and or included before the application can be processed.

- ☐ The application has been completely filled out.
- ☐ Application made to Washington County Planning Commission for recommendation.
- ☐ The application fee of \$525.00 payable to Cecil Township is attached
- ☐ The escrow deposit \$2,000.00 payable to Cecil Township is attached.
- ☐ A complete list of all property owners within three hundred feet (300') of the exterior Limits of the property.
- ☐ Eight (8) copies (and electronic copy PDF) of an area map prepared by an engineer, surveyor, or other competent party showing all lots and streets, meets and bounds in the area to be rezoned and within the surrounding one-quarter-mile (1/4) radius.
- ☐ The application is signed by all registered owners of property requesting to be rezoned.
- ☐ **If applicant is other than property owner, written Power of Attorney or sales agreement must be attached.**
- ☐ A narrative statement on how the proposed amendment is consistent with the Comprehensive plan.
- ☐ Each property owner must sign the application in the appropriate space. Use additional applications as necessary.
- ☐ A separate application must be filed if multiple applicants represent different property Owners. The applications will be accepted as one for the same requested change.

---

*For Township Use*

☐ Approved for filing.

☐ Denied for filing :( See information in red above)

Date Accepted for Filing: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Fee paid: \_\_\_\_\_

Check No. \_\_\_\_\_

Receipt # \_\_\_\_\_

Code Official: \_\_\_\_\_ Date: \_\_\_\_\_

## **Additional Criteria for Rezoning to SD (Special Development) Abutting Southpointe**

**The following supporting documentation must accompany the application for SD.**

1. The traffic generated by the proposed use of the property can be accommodated by the existing transportation network.
2. The proposed use of the property can be accommodated by the existing capacity of the Canonsburg Sewage Treatment Plant or the applicant shall demonstrate that agreements have been made to upgrade the capacity to accommodate the development.
3. The proposed rezoning will not result in any negative environmental, visual or other impacts on adjoining residential property.
4. The proposed rezoning will preserve the rural atmosphere of the adjoining properties, which are zoned, R-1.
5. The topography of the site proposed for rezoning is such that there are visual buffers from adjoining residential properties.
6. The topography of the site proposed for rezoning is such that the site is easily accessible from the transportation network serving Southpointe, including the I-79 Interchange.
7. Priority will be given to those sites that are visible from Interstate 79 and/or from other nonresidential portions of the Southpointe development to the extent feasible.
8. Expansion of nonresidential zoning classifications in the vicinity of Southpointe should follow the North-South alignment of the Interstate 79 corridor.

Applications for rezoning must be submitted no later than the Planning Commission filing deadline or the second Thursday of the month. The application will be placed on the agenda for the following month's Planning Commission meeting for recommendation, after which a Public Hearing, will be held on a date to be determined by the Township Supervisors, at the next regular monthly meeting.

**Cecil Township**  
**Application for change of zoning classification**

File No. \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Affiliation to Owner/s:** \_\_\_\_\_

Applicants Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Properties requesting to be rezoned**  
*(Be sure each property owner signs on the appropriate line)*

**Property Owner 1:** \_\_\_\_\_ Parcel Id. \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Existing zoning: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Acreage: \_\_\_\_\_ Requested Change: \_\_\_\_\_

\_\_\_\_\_  
**Signature:**

\_\_\_\_\_  
**Date:**

**Property Owner 2:** \_\_\_\_\_ Parcel Id. \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Existing zoning: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Acreage: \_\_\_\_\_ Requested Change: \_\_\_\_\_

\_\_\_\_\_  
**Signature:**

\_\_\_\_\_  
**Date:**

**Property Owner 3:** \_\_\_\_\_ Parcel Id. \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Existing zoning: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Acreage: \_\_\_\_\_ Requested Change: \_\_\_\_\_

\_\_\_\_\_  
**Signature:**

\_\_\_\_\_  
**Date:**

*I hereby certify that the above information is true and complete to the best of my knowledge and I further agree to comply with all rules, regulations, resolutions and ordinances of Cecil Township.*

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
Affiliation

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
*For Township Use*

*Planning Commission review date:* \_\_\_\_\_

*Recommended for:* \_\_\_\_\_

*Comments:* \_\_\_\_\_

*Supervisors Decision Date:* \_\_\_\_\_ *Decision:* \_\_\_\_\_ *Comments:* \_\_\_\_\_

# **CECIL TOWNSHIP**

## **2026 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*

<b><i>MONTH OF MEETING</i></b>	<b><i>DATE OF MEETING</i></b>	<b><i>APPLICATION ACCEPTANCE DEADLINE 12:00 PM</i></b>
<b>JANUARY</b>	<b>15<sup>th</sup></b>	<b>DECEMBER 19, 2025</b>
<b>FEBRUARY</b>	<b>19<sup>th</sup></b>	<b>JANUARY 16<sup>th</sup></b>
<b>MARCH</b>	<b>19<sup>th</sup></b>	<b>FEBRUARY 20<sup>th</sup></b>
<b>APRIL</b>	<b>16<sup>th</sup></b>	<b>MARCH 20<sup>th</sup></b>
<b>MAY</b>	<b>21<sup>st</sup></b>	<b>APRIL 17<sup>th</sup></b>
<b>JUNE</b>	<b>18<sup>th</sup></b>	<b>MAY 22<sup>nd</sup></b>
<b>JULY</b>	<b>16<sup>th</sup></b>	<b>JUNE 19<sup>th</sup></b>
<b>AUGUST</b>	<b>20<sup>th</sup></b>	<b>JULY 17<sup>th</sup></b>
<b>SEPTEMBER</b>	<b>17<sup>th</sup></b>	<b>AUGUST 21<sup>st</sup></b>
<b>OCTOBER</b>	<b>15<sup>th</sup></b>	<b>SEPTEMBER 18<sup>th</sup></b>
<b>NOVEMBER</b>	<b>19<sup>th</sup></b>	<b>OCTOBER 16<sup>th</sup></b>
<b>DECEMBER</b>	<b>17<sup>th</sup></b>	<b>NOVEMBER 20<sup>th</sup></b>

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 (2<sup>nd</sup>) 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 be advised as to what is required for submission for the following meeting.