

APPLICATION FOR CONDITIONAL USE

before the

MAHONING/COOPER TOWNSHIP SUPERVISORS

Applicant (Owner)Name: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

Property Location: _____

Zoning District: _____

I hereby apply for a Hearing before the Mahoning/Cooper Township Board of Supervisors to hear a request for a conditional use under § 250-80 of the Mahoning/Cooper Township Zoning Ordinance. Please include a written statement: The statement shall include the following information:

1. Location of the tract of land
2. Present use of the land for which the conditional use is requested
3. Present use of adjoining tracts.
4. Type of conditional use for which the application is made
5. A brief description of the type and extent of the proposed activities
6. An estimate of the total cost of modification to the property
7. Name of person or organization who will operate the conditional use

(Attach your written reasons for requesting the conditional use. Be specific! Indicate why you feel the conditional use should be granted; If possible, also attach a plan or sketch of your proposal to help illustrate the modifications to the property.)

Signature of Applicant: _____ Date: _____

*****Below to be completed by Zoning Officer*****

Hearing fee of \$ \$1500.00 received on _____, 20__

Completed application for Conditional use received on _____, 20__

Referred to Township Supervisors on (60 days) _____, 20__

Referred to Planning Commission on (45 days) _____, 20__

Mahoning/Cooper Township Zoning Officer: _____

CHECKLIST FOR EVALUATING CONDITIONAL USE REQUESTS

BY THE MAHONING/COOPER TOWNSHIP BOARD OF SUPERVISORS

In reviewing applications for Conditional Uses, the Supervisors shall consider the following general criteria, in addition to the special criteria established in Section 1101 and elsewhere in the Township Zoning Ordinance of 2004. Before granting approval, the Board shall determine:

- _____ 1. The purpose of the zone in which the requested conditional use is to be located and the compatibility of the requested conditional use with existing and potential land uses on adjacent tracts of ground;
- _____ 2. That the specific site is an appropriate location for the use, structure or activity;
- _____ 3. That the use developed will not adversely affect the neighborhood;
- _____ 4. That the use will not create undue nuisance or serious hazard to vehicles or pedestrians;
- _____ 5. That adequate and appropriate facilities and services will be provided to ensure the proper operation of the proposed use;
- _____ 6. That the economic, noise, glare or odor effects of the conditional use on adjoining properties and other properties in the district will be acceptable; and,
- _____ 7. That satisfactory provision and arrangement has been made concerning the following issues:
 - _____ a. ingress and egress to the property and structure thereon with particular reference to automotive and pedestrian safety and convenience; traffic flow; control and access in case of fire or other emergency;
 - _____ b. off-street parking and loading areas;
 - _____ c. waste collection, storage and disposal;
 - _____ d. utilities, with reference to location, availability and compatibility;
 - _____ e. screening & buffering with reference to type, dimensions and character;
 - _____ f. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district; and,
 - _____ g. required yards and open spaces.

When approving a Conditional Use, the Supervisors may attach whatever reasonable safeguards and conditions they deem necessary to implement the purposes of the Township Zoning Ordinance.