

Article IX- Supplementary Regulations

Section 908- Special Land Uses (continued)

un-controlled occurrence might cause unsatisfactory results of one kind or another. A few uses, such as dumps and junkyards, are inherently so objectionable as to make extra regulations and controls advisable even in the district to which they are permitted. Others, such as gasoline stations, taverns, resorts, shall be located with discrimination in relation to their surroundings. All these examples listed are proper uses of land, but have certain respects which call for special consideration of each proposal. Because under certain conditions they could be detrimental, the uses listed as Special Land Uses are permitted in certain districts only if granted by the Planning Commission. As a condition for granting a special land use permit, the Planning Commission is hereby granted the authority to impose such additional conditions and limitations such as screening, setbacks, lighting, hours and periods of operation, signs, parking, and water and sewer service facilities to protect the health, safety and general welfare of the surrounding areas.

2. Filing Request:

- A. Petitions for the grant of special land uses shall be filed with the Township Clerk by letter or on forms provided therefore. The petitioner shall submit plans and specifications and other necessary data and exploratory material (if applicable) which will, by their evidence and showing, provide the Planning Commission with proof of intent of compliance with the conditions specified for each grant of a special land use. The Township Zoning Enforcement Officer shall inform the applicant(s) of some of the more basic relevant requirements / information usually desired by the Planning Commission, including but not limited to: septic plans, parking plans, pollution control plans / pollution impact figures and plans, building plans and/or contractor information, landscaping plans / ideas, financial statements and/or business plan if new or relocating business or venture, any letters or statements in the affirmative regarding the project from neighboring residents, economic impact statements as they would effect and be regarding the proper zoned district, neighborhood, and Township. The Planning Commission may, in its discretion, require any additional documents, forms, or information above and beyond what may be recommended by the Zoning Enforcement Officer.
- B. Upon receipt of an application for a special land use which requires a decision on discretionary grounds, Notice that a special land use permit has been submitted shall be published in a newspaper which circulates in the Township, and sent by mail or personal delivery to the owners of property for which approval of such land use permit is being considered, and to all persons to whom real property is assessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet. The notice shall be given not less than five nor more than fifteen days before the date the application will be considered by the Township Planning Commission. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, business, or organizations, one occupant of each unit of spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or distinct spatial areas owned or leased by different individuals, partnerships, business, or organizations, notice may be given to the manager, or owner of the structure who shall be requested to post the notice at the primary entrance to the structure. The notice shall:
 - i. Describe the nature of the special land use request;
 - ii. Indicate the property which is the subject of the special land use request;