

CHESTER TOWNSHIP
Special Use Application

Application Fee: _____

Property Address: _____

Parcel Number: _____

Legal Description: _____

Special Use requested: _____

APPLICANT

PROPERTY OWNER

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ City: _____

State/Zip: _____ State/Zip: _____

Phone: _____ Phone: _____

Before granting a special land use permit, the Planning Commission must find that the proposed use meets all of the general standards and any specific standards required by the Chester Township Ordinance. The following are the general standards for all special uses:

1. The proposed use will not adversely affect existing adjacent uses within 1,000 feet.
2. There will be no adverse effect upon public health, safety, or general welfare.
3. The special use will be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent properties in the surrounding area.
4. The special use will not change the essential character of the surrounding area or the neighborhood.
5. The special use will not place demands on public services, roads and facilities in excess of their current capacities.
6. The special use will be harmonious and consistent with the intent of the Township Zoning Ordinance and Master Plan.
7. The special use will not establish a precedent for developments or uses which could adversely affect the long-term goals of the Township Zoning Ordinance and Master Plan.
8. The special use is designed to preserve environmental features, such as lakes, streams, flood plains, agricultural areas and natural areas.

In addition to the above general standards, most special use applications must meet specific standards. These specific standards must be obtained from the Township Zoning Administrator. Applicants will be given an opportunity to respond to any of the standards, either in person or in writing.

Prior to the scheduling of a public hearing, the applicant may request an application review by the Planning Commission. The purpose of the review is to ensure that the application is complete, clearly presented, and that the Planning Commission has the necessary information to make a decision on the

application. This review, or a recommendation to hold a public hearing, is not a guarantee of approval or denial. No decisions will be made at the application review regarding the approval, approval with conditions, or denial of the application.

Following the public hearing, the Planning Commission will deliberate on the request. A final decision may be made at that meeting, or tabled until a later date pending additional information or consideration.

I certify that the above information is true to the best of my knowledge. I understand that the application fee paid is non-refundable and does not guarantee approval of this application. I further understand that violation of any of the standards pertaining to a special use required by the Chester Township Ordinance or of any condition placed on a special use by the Chester Township Board may result in an approved special use being revoked.

Signed: _____ Date: _____
Applicant

Signed: _____ Date: _____
Property Owner

I hereby grant permission for township Planning Commission members, zoning administrator, and other township officials to enter on the property for purposes of gathering information pertaining to this request. (Granting permission is optional.)

Signed: _____ Date: _____
Property Owner