

**REYNOLDS TOWNSHIP  
APPLICATION FOR SPECIAL USE PERMIT**

FEE PAID: \$250.00 PERMIT NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_ DISTRICT: \_\_\_\_\_

TO THE REYNOLDS TOWNSHIP PLANNING COMMISSION:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the Township, County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: \_\_\_\_\_
2. Land Owner's Address: \_\_\_\_\_
3. Occupant or User's Name: \_\_\_\_\_
4. Occupant or User's Address: \_\_\_\_\_
5. Location of Property: \_\_\_\_\_
6. Parcel Number: \_\_\_\_\_ 7. Zoning: \_\_\_\_\_
8. Subdivision: \_\_\_\_\_ 9. Present Use: \_\_\_\_\_
10. Section(s) of the Zoning Ordinance that permit is being applied for: \_\_\_\_\_
11. Describe request: \_\_\_\_\_

I hereby authorize appropriate Reynolds Township Planning Commission/Zoning Administrator to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

\_\_\_\_\_  
(Signature of Applicant or Agent)

\_\_\_\_\_  
(Phone Number) (e-mail address)

**ACTION BY PLANNING COMMISSION**

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Stipulations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Final Action: \_\_\_\_\_ Signed: \_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

(PLEASE READ BACK OF APPLICATION)

## NOTICE

PRE-CONDITIONS - The Planning Commission may make your Special Use Permit subject to certain “pre-conditions” which must be satisfied before your permit is issued.

OPERATING CONDITIONS - The Planning Commission may make your Special Use Permit subject to certain “operating conditions” with which you must comply so long as you operate your special use. If you fail to comply with one (1) or more of the operating conditions, your permit may be revoked by the Planning Commission after a public hearing and advance written notice to you as required by law.

ABANDONMENT - If you should cease the use authorized by your Special Use Permit for two (2) years or more, the Zoning Administrator shall seek revocation of the permit by the Planning Commission

The Reynolds Township Zoning Ordinance establishes the following requirements of all Special Use Permits:

### **“Section 14-3.” General Standards for Approval.**

- A. The Planning Commission shall approve, or approve with conditions, a special land use permit request only upon a finding that all of the following general standards for approval are complied with:
- 1. The use is designed and constructed, and will be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land and will not change the essential character of the area in which it is proposed.
  - 2. The use is, or will be as a result of the special land use permit, served adequately by public services and facilities, including, but not limited to streets, police and fire protection, drainage structures, refuse disposal and schools. Adequate water and sewer facilities must be available.
  - 3. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or orders.
  - 4. The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy.
  - 5. The site plan proposed for such use demonstrates compliance with the applicable specific design standards for the special land use as contained in section 14.6.
  - 6. The use is consistent with the Reynolds Township Master Plan.
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- B. The decision of the Planning Commission shall be incorporated in a statement of the conclusions specifying the basis of the decision and any conditions imposed. The decision and statement of conclusions, including conditions imposed on any approval, shall be kept and made a part of the Commission minutes.
- C. No request for Special Land Use approval which has been denied shall be resubmitted for one (1) year following such disapproval, except as may be permitted by the Planning Commission after learning of new and significant facts or conditions which might result in favorable action upon resubmittal.