

**ARTICLE 10**  
**SITE PLAN APPROVAL FOR CONDITIONAL USES**

**SECTION 10.0 INTENT**

The intent of site plan approval is to determine compliance with the objectives of this Ordinance with regard to conditional uses that may be permitted in Wyalusing Township. The objective is to evaluate various land uses that may cause conflict between existing and proposed uses or be in conflict with natural site conditions and thereby minimize the adverse effects concerning health, safety, and overall welfare of the residents of the community.

**SECTION 10.1 SITE PLAN APPLICATION**

Application for site plan approval shall be made to the Zoning Officer twelve (12) days prior to a scheduled Planning Commission meeting. Upon determining that an application for a specific use may only be granted as a conditional use under the terms of this Ordinance, the Zoning Officer shall forward a copy of said application, along with the required supporting documentation, to the Township Planning Commission.

**SECTION 10.2 SITE PLAN REQUIREMENTS**

The site plan application shall include the information listed below. The Planning Commission at its discretion may waive any requirements which are clearly not relevant to the proposed use and site.

## A. An area map showing:

1. Applicant's entire holdings, that portion of the applicant's property under consideration for development, and any adjacent parcels owned by the applicant.
2. All properties, their ownership and uses, subdivisions, streets, zoning districts, easements, and adjacent buildings within five hundred (500) feet of the applicant's property.

## B. A site plan that shall include the following information:

1. Name and address of applicant.
2. North arrow, scale and date.
3. Boundaries of the project plotted to scale of not more than one hundred (100) feet to one (1) inch (RF 1:100).
4. Existing natural features such as watercourses, water bodies, wetlands, and wooded areas. Features to be retained should be noted.
5. Existing and proposed contours at intervals of not more than five (5) feet of elevation.
6. Location of proposed land uses and their areas in acres and location, proposed use, square footage, and height of all buildings.
7. Location of all existing or proposed site improvements including streets, drains, culverts, retaining walls, fences and easements, whether public or private.
8. Description and location of sewage disposal and water systems.
9. Location and proposed development of buffer areas and other landscaping.
10. Delineation of various residential areas, if applicable, indicating for each such area its general extent; description and composition of dwelling unit type, and a calculation of the residential density in dwelling units per gross acre for each such area.
11. Location of all parking and truck-loading areas, with access and egress drives thereto.
12. Location, design, and size of all signs and lighting facilities.

13. The approximate locations and dimensions of areas proposed for neighborhood parks or playgrounds, or other permanent open space.
  14. Building orientation and site design for energy efficiency.
  15. Location and design of all energy distribution facilities including electrical, gas, and solar energy.
  16. Grading and erosion - description and location of control measures including proposed location of sediment sink/settling pond and interceptor sales, etc.
  17. Location and design for stormwater management facilities.
  18. Drainage report including supporting design data and copies of computations used as a basis for the design capacities and performance of drainage facilities.
  19. The lines and dimensions of all property which is offered, or is to be offered for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
- C. The Planning Commission may require additional information that appears necessary for a complete assessment of the project.
- D. The Planning Commission's review of the site plan for a conditional use shall include, but is not limited to:
1. Adequacy and arrangement of vehicular traffic access and circulation.
  2. Location, arrangement, appearance, and sufficiency of off-street parking and loading.
  3. Location, arrangement, size, and design of buildings, lighting and signs.
  4. Relationship/compatibility of the various uses to one another and their scale.
  5. Adequacy, type, and arrangement of trees, shrubs, and other landscaping constituting a visual and/or noise deterring buffer between adjacent uses and adjoining lands.
  6. Adequacy of storm water and sanitary waste disposal.
  7. Adequacy of structures, roadways and landscaping in areas susceptible to flooding and ponding and/or erosion.
  8. Compatibility of development with natural features of the site and with surrounding land uses
  9. Adequacy of floodproofing and prevention measures consistent with the Wyalusing Township Floodplain Ordinance.
  10. Adequacy of building orientation and site design for energy efficiency, including protection of adequate sunlight for use by solar energy systems.
  11. Adequacy of open space for play areas, informal recreation and the retention of natural areas such as wildlife habitats, wetlands, and wooded areas.
  12. Adequacy of pedestrian access, circulation, convenience, and safety.

In their review of a site plan, the Planning Commission may consult with local and county officials, designated private consultants, and federal and state agencies including, but not limited to, the Soil Conservation Service, PennDOT, and the State Department of Environmental Protection.

**SECTION 10.3 PLANNING COMMISSION RECOMMENDATION**

The Planning Commission shall review and evaluate each site plan submittal and shall forward a recommendation to the Township Supervisors. The Planning Commission's action shall be in the form of a written statement to the applicant and the Township Supervisors stating whether or not the site plan has been recommended for approval, conditional approval, or disapproval. The Planning Commission's statement may also include recommendations as to desirable revisions to be incorporated, such as additional parking or environmental controls and any conditions of approval. If disapproval is recommended, the Planning Commission's statement shall contain the reasons for such findings and cite the specific zoning ordinance sections that the application does not meet. In such a case, the Planning Commission may suggest to the applicant further study of the proposal and re-submission of the site plan.

**SECTION 10.4 TOWNSHIP SUPERVISOR'S ACTION ON A SITE PLAN**

The Board of Supervisors shall conduct hearings and make decisions in accordance with §908 and §913.2 of the Pennsylvania Municipalities Planning Code, as amended. In granting a conditional use, the Board may attach such reasonable conditions and safeguards (in addition to those expressed in this Ordinance) as it determines are necessary to implement the purposes of the PA Municipalities Planning Code and this Ordinance, and to protect the public health, safety and welfare.

**SECTION 10.5 APPEALS**

The applicant or any interested party may appeal a decision of the Township Supervisors. The appeal is made to the Court of Common Pleas as stated in Article X-A of the Municipalities Planning Code. Such an appeal shall be made within thirty (30) days after the filing of the decision on a conditional use application.