

## 1208.2 Conditional Uses

Uses specified as conditional uses shall be permitted only after review and approval by the Board of Supervisors pursuant to the express standards as provided for specific conditional uses in this Ordinance, in §1208.4, and any other applicable standards in this Ordinance.

A. Expansions - Expansions or additions to uses classified as conditional uses shall also be considered conditional uses. The addition of an accessory structure of less than five hundred (500) square feet of gross floor area shall not be considered a conditional use.

### B. Procedure

1. Submission - The application shall be submitted to the designated Township official. The official may refuse to accept an application which does not provide all information required to determine compliance with this Ordinance.

2. Zoning Officer Review - The Zoning Officer may report, in writing or in person, to the Planning Commission or the Board of Supervisors stating whether the application complies with this Ordinance. The Zoning Officer may recommend a review by the Township Engineer.

### 3. Planning Commission Review of Conditional Use

a. In accord with §603(c)(2) of the MPC, the Township Planning Commission shall be provided with an opportunity to review any proposed conditional use. The Commission, at its option, may provide a written advisory review.

b. If such review is not received by the Board of Supervisors within the time limit within which the Board of Supervisors shall issue its decision then the Board of Supervisors may make its decision without having received comments from the Planning Commission.

4. Board of Supervisors Action - The Board of Supervisors shall conduct hearings and make decisions in accordance with §908 and §913.2 of the MPC. In granting a conditional use, the Board of Supervisors 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 MPC and this Ordinance, and to protect the public health, safety, and welfare.

5. Notice - In addition to the notice and posting requirements of the MPC, notice of all conditional use hearings shall be mailed to the owners of all properties contiguous to the parcel which is the subject of the hearing not less than fourteen (14) calendar days prior to the hearing. Such notice shall be by U.S. Mail to the last known address of the contiguous owners as listed in Monroe County tax assessment records.

Tunkhannock Township Permit Application

P.O. Box 203  
Long Pond PA 18334  
(570) 646-3008 FAX: (570) 643-5469

*APPLICATION FOR CONDITIONAL USE*

Description of conditional use:

The use is to be a 3-bay vehicle repair shop with an automatic truck wash in the future with 88 parking spaces for semi-trucks with trailers and 6 car spaces. See General Note #7 for additional information.

Applications must be accompanied by following along with any other supporting evidence:

1. Detailed site plan in accordance with Tunkhannock Township Subdivision and Land Development Ordinance Sec. 401 (attached)

2. Completed *CONDITIONAL USE CRITERIA FORM* (attached)

Section 1208.2 of the Tunkhannock Township Zoning Ordinance, 2012 - 127, specifically states the criteria by which the Tunkhannock Township Planning Commission and The Board of Supervisors. The Planning Commission and The Board of Supervisors will base their decision. These items are listed on *THE CONDITIONAL USE CRITERIA FORM* (attached). Address each item separately in writing and submit along with all other required materials.

3. If applicant is other than the property owner, a notarized affidavit must be submitted certifying the applicant is acting on behalf of the property owner.

ALL MATERIALS MUST BE RECEIVED 10 DAYS PRIOR TO HEARING DATE.

Applicant: PGS Realty, LLC

Address: 740 Ramblerwood Dr.

City & State: Easton, PA

Zip: 18040 Phone: 610-400-7676

Owner: same

Address: \_\_\_\_\_

City & State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Tax Id: 20.7.1.14-3

Pin Number: 20-6322-00-20-9961

Lot/Sec: Lot 1

Subdivision: Nelson C. Moyer Subdivision

Road: Route 115 Township: Y  N

Acreage And # Of Lots: 7.16 ac, 1 lot

Deed: Bk 2632, Pg 2492 Deed Date: 06/07/2023

Zoning: R1 R2 C1  C2 HC OSW I

Wetland: Yes/ No Flood Plain: Yes/ No

Adjoining Lots: Residential Commercial  
VOLTZ lot is residential in OS-W district  
Coville lot is residential in C-2 zone  
Lapoint lot is residential in C-2 zone  
Sarder lot is vacant in R-1 zone  
Baykal Logistics LLC is residential, R-1

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Application Number: \_\_\_\_\_

Application Date: \_\_\_\_\_

Application Fee: \$300 \*\* Engineer Review

Paid: \_\_\_\_\_ Check #: \_\_\_\_\_

Received: \_\_\_\_\_

\*\* Additional Engineering review costs, advertising & stenographers fees may apply

## **CONDITIONAL USE CRITERIA FORM**

**Section 1208.2 of the Tunkhannock Township Zoning Ordinance, 2012-127, specifically states the criteria by which the Tunkhannock Township Planning Commission and The Board Of Supervisors will base it's decision.**

**Address each item separately in writing and submit along with all other required materials.**

a. Shall not cause substantial injury to the value of other property where it is to be located.

The property is zoned commercial and the proposed use is an allowed use. This use will be behind a fence along Route 115 and not easily visible so it should not effect neighbors values. Foliage will screen other parts of the property. It will provide parking for independent truckers in the area.

b. Shall conform with regulations applicable to the district where located and conform to the intent of the district.

The use is allowed by right in the C-2 district, only the number of parking spaces proposed creates a conditional use. There is a similar use down Route 115.

c. Shall be compatible with adjoining development.

The immediate neighbors to the north and south along Route 115 are still residential in a Commercial zone so they are non-conforming uses. This use should not effect the residential uses because it will be fenced and additional 50% setback is required and screening will remain.

d. Shall provide adequate landscaping and screening to protect adjoining areas.

Yes, to the extent possible existing woods will remain as it is intended that stormwater will be directed toward the rear of the property to a swale and basin so that the majority of the setbacks will remain. Additional plantings will be provided where necessary.

e. Shall provide off-street parking and loading and access in keeping with the Tunkhannock Township Zoning Ordinance so as to minimize interference with traffic on the local streets.

The Sketch Plan shows the parking area, which does not interfere with the traffic on the adjacent roads.

f. Shall not jeopardize the public health safety, welfare, and convenience.

The public health, safety, welfare and convenience will not be effected. All work will be done within the building and the trucks will not be allowed to idle on the property. No hazardous waste will be stored on site and all materials will be stored as required. Few tires will be on-site as they will be ordered when there is a need. For additional information, please review the Environmental and Community Assessment Report.

CRITERIA FOR THE SUBMISSION OF SITE PLANS  
EXCERPTED FROM THE TUNKHANNOCK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

401 Submission of Sketch Plans

401.1 The Sketch Plan *should* show:

1. Proposed subdivision name, location, land owner and developer's name and address. Names and addresses of corporation officers and major shareholders or partners. Designation of zoning district. Location map at scale of 1"=2000'. Show major roads, points of interest and Township boundaries within 1000 feet. Give name under which the subdivision is to be recorded. Identify the plan as Sketch Plan.
2. North arrow, true or magnetic, graphic scale (1"=50' or 1"=100' preferred) and date.
3. Names of adjoining property owners including those across adjacent roads.
4. Proposed and existing streets, existing and proposed buildings and lot layout on immediately adjoining tracts, including name and right-of-way widths that fall within 300 feet distance from the project boundary lines.
5. Water courses, lake, and wetland locations and names (if any), rock outcrops and stone fields. Give location and description of any certified historic site or structure or certified natural feature.
6. Location of permanent and seasonal high water table areas and 100 year flood zones.
7. Lot layout and existing topography (general). Lot width, depth, and area (typical). Lot layout, lot width, depth and area and lot identification by number system. Street lines and names, lot lines, right-of-way, easements, community or public areas and areas to be dedicated.
8. Site data: Acreage, number of lots, average lot size, lineal feet of new roads.
9. Proposed uses of the various areas of the proposed subdivision or land development.

401.2 The following supportive information should be submitted with the Sketch Plan:

1. The latest U.S.G.S. Quadrangle map or portion thereof with the perimeter of the development accurately plotted thereon.
2. A map of the entire contiguous holdings of owner or developer showing sketch plan for roads.
3. The Planning Commission shall, at its discretion, require that evidence be presented indicating the manner in which the Environmental Protection Requirements described in Section 502.2 are to be met.