

Application

Application for a conditional use permit shall be made at the office of the Beaver County Planning Commission on forms provided for that purpose. The application for a conditional use permit shall require, but shall not be limited to, the following information:

- (1) The name, business name and address of the applicant.
- (2) The name and address of the manager or contact person for the applicant.
- (3) Two (2) copies of a plot plan with a legal description.
- (4) The present zone classification for the property.
- (5) A description of the proposed project and use of the land.
- (6) An estimate of the number of employees and the type of equipment and buildings to be used.
- (7) An estimate of the total project valuation.
- (8) An estimate of the time required for construction of the project, including the time required for construction of each phase if construction is to be made in phases.
- (9) A listing of all permits that may be required by state or federal agencies, with copies of such permits to be submitted to the Beaver County Planning Commission, as soon as they are available.
- (10) A listing of all utilities which will be in place before, during and after construction.
- (11) Such other pertinent information as needed by the Zoning Official or the Beaver County Planning Commission to evaluate the application.

Conditional Uses for Agricultural and Commercial Operations.

In addition to those minimum requirements set forth in 9-17-3, applications for conditional use permits for agricultural or commercial purposes shall set forth:

- (1) A description of transportation needs and proposed routes.
- (2) A proposed plan for disposition of waste product, including a legal description of lands that will be used for animal waste disposal.
- (3) An estimate of the number of livestock, if any, to be used in the proposed operation.
- (4) A proposed disposition of dead animals, if any, other than those to be slaughtered and processed for sale.
- (5) Such other pertinent information, as needed by the Zoning Official or Planning Commission to evaluate the application.

Development Plan.

The applicant for a conditional use permit shall prepare a site plan of the proposed buildings, fences, landscaping, automobile parking and loading areas, and any other information the Planning Commission may deem necessary to evaluate the proposed uses and the physical relationship of the uses.

Fee.

The application for any conditional use permit shall be accompanied by the appropriate fee, as set by Resolution of the Board of County Commissioners.

\$200.00	for value up to	\$150,000
\$300.00	for value up to	\$500,000
\$400.00	for value up to	\$1,000,000
\$800.00	for value of	\$1,000,000 +

To be completed and signed by the applicant, then reviewed by the Zoning Administrator, prior to appearing before the Planning/Zoning Commission.

Conditional Use Permit Findings

1. The proposed use is allowed by conditional use within the proposed zoning district and meets all of the requirements of the Beaver County Code.
Yes _____ No _____
2. The proposed use will preserve the integrity and character of the zoning district.
Yes _____ No _____
3. The location is physically suitable for the type of use for which it is being proposed.
Yes _____ No _____
4. The proposed use is compatible with existing and future land uses within the general area.
Yes _____ No _____
5. The proposed use is compatible in scale, mass, coverage, and density with neighboring land uses.
Yes _____ No _____
6. There are adequate provisions for water, sanitation, public utilities, and services to ensure that the proposed use will not be harmful to public health and safety.
Yes _____ No _____
7. Will this use create harmful effects within the surrounding area?
Yes _____ No _____
8. Was a market/feasibility study required?
Yes _____ No _____
If so, would the proposed use prove beneficial at the prescribed location?
Yes _____ No _____
9. Will the proposed use have a significant or harmful effect upon the environmental quality and/or natural resources?
Yes _____ No _____
10. Are there negative impacts of the proposed use?
Yes _____ No _____
If so, how can they be minimized?

11. Will the proposed location, size, design, and/or operating characteristics be detrimental to public interests, health, safety, convenience, or welfare of Beaver County?
Yes _____ No _____

Use the space below, if needed, to explain any of your findings, from the previous page.

APPLICANT SIGNATURE _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

After reviewing these findings, the Planning/Zoning Commission may approve and/or modify a Conditional Use Permit, in whole or in part, with or without conditions, as deemed necessary.