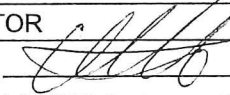


Return to: Chester County Planning Commission
 601 Westtown Road-Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

<p>To: Chester County Planning Commission</p> <p>Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p align="center">TO BE COMPLETED BY THE MUNICIPALITY</p> <p>From: (Municipality) <u>PENNSBURY TOWNSHIP</u></p> <p>Date: <u>APRIL 13, 2018</u></p> <p>Official's Name: <u>THOMAS F. OESTE</u></p> <p>Position: <u>SOLICITOR</u></p> <p>Official's signature: <u></u></p> <p align="center"><small>Applications with ORIGINAL signatures must be submitted to CCPC.</small></p>
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TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): _____ Location: _____

Owner's name: _____ Phone #: _____

Owner's address: _____

Applicant's name: _____ Phone #: _____

Applicant's address: _____

Architect/Engineer/Surveyor name: _____ Phone #: _____

<p align="center">TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input checked="" type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input type="checkbox"/> Comprehensive plan (no fee)</p> <p><input type="checkbox"/> Other _____</p>	<p align="center">REVIEW FEE (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____</p> <p><input checked="" type="checkbox"/> Not applicable</p>	<p align="center">TYPE OF SUBMISSION</p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p>
		<p>Tax parcel(s): # _____</p> <p style="padding-left: 100px;"># _____</p> <p style="padding-left: 100px;"># _____</p>
		<p>Total area (gross acres): _____</p>

<p align="center">PLAN INFORMATION</p> <p>Length of new roads: _____</p> <p>Number of new parking spaces: _____</p> <p>Ownership of roads: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Open space: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Acres: _____ Acres: _____</p> <p>HOA responsible for common facilities/areas: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HOA documents provided: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Traffic study included: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">LAND USE</th> <th style="text-align: left;"># of lots/units</th> </tr> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td>*Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </table>	LAND USE	# of lots/units	Agriculture		Single family		Townhouses		Twin units		Apartments		Mobile homes		*Commercial		*Industrial		*Institutional		Other		<p align="center">ZONING DISTRICT OF PROPOSAL</p> <p>Existing: _____</p> <p>Proposed: _____</p> <p>Variances/ Special exception granted: _____</p>	<p align="center">PROPOSED UTILITIES (Check appropriate boxes)</p> <p align="center">Water Sewer</p> <p>Public <input type="checkbox"/> <input type="checkbox"/></p> <p>On-site <input type="checkbox"/> <input type="checkbox"/></p> <p>Package <input type="checkbox"/> <input type="checkbox"/></p> <p>No new sewage disposal or water supply proposed <input type="checkbox"/></p>
LAND USE	# of lots/units																								
Agriculture																									
Single family																									
Townhouses																									
Twin units																									
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Mobile homes																									
*Commercial																									
*Industrial																									
*Institutional																									
Other																									



ADDITIONAL INFORMATION (This plan has been submitted to):

County Health Department Date _____

PennDOT Date _____

DEP Date _____

Other _____ Date _____

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: _____

*Total structure(s) sq. footage: _____

THE TERM "LOTS"

The term "LOTS" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

PENNSBURY TOWNSHIP, CHESTER COUNTY

ORDINANCE NO. _____

AN ORDINANCE OF PENNSBURY TOWNSHIP ADOPTED PURSUANT TO THE AUTHORITY OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE PENNSBURY TOWNSHIP ZONING ORDINANCE OF 2012

THE BOARD OF SUPERVISORS OF PENNSBURY TOWNSHIP HEREBY ENACTS AND ORDAINS AS FOLLOWS:

The Pennsbury Township Zoning Ordinance of 2012 (“Zoning Ordinance”) is amended as follows:

Section 1. Section 162-202 of the Zoning Ordinance, titled “Definitions”, is amended by inserting the following term, in alphabetical order:

WATER PROCESSING AND DISTRIBUTION USE. - A commercial business use that utilizes potable water for the purpose of filtration, purification, bottling, packaging, warehousing and/or distribution.

Section 2. Article XII, titled “Highway Commercial District (HC)”, is amended by adding a new subsection 162-1202.C.10 to permit “Water Processing and Distribution” by conditional use:

10. Water Processing and Distribution, in conformance with Section 162-2049.

Section 3. Article XX of the Zoning Ordinance, titled “Supplemental Use Regulations”, is amended by adding the following new Sections 162-2049:

SECTION 162-2049. WATER PROCESSING AND DISTRIBUTION

Water Processing and Distribution uses must comply with the following standards:

- A. Water for use in the processing, filtration, purification, bottling, packaging and distribution must be sourced from a municipal authority or a public utility. Water provided from ground or surface waters not supplied by a municipal authority or public utility is not permitted.

- B. A minimum of 10 contiguous acres of gross lot area shall be required.
- C. The applicant shall obtain and provide to the Township all permits and approvals required by local, state and federal regulatory agencies.
- D. The use shall be served by public or community sanitary sewage facilities or, if public or community facilities are not reasonably accessible to the site, on-site sanitary sewage facilities; both approved by the Chester County Health Department and the Pennsylvania Department of Environmental Protection.
- E. All operations, equipment and storage (other than vehicular loading/unloading and movements) shall be located inside buildings.
- F. The perimeter of the Property shall be completely enclosed by a security fence.
- G. All utility connection shall be installed underground, unless otherwise required by the utility company or authority providing service.
- H. All means of ingress and egress shall be located at least 300 feet from any street intersecting the street fronting the property and shall be designed and maintained to accommodate traffic in a safe and efficient manner. The Applicant shall be responsible for all road and traffic improvements, including traffic signals, that may be required by the Pennsylvania Department of Transportation or the Township.
- I. In addition to demonstrating compliance with Zoning Ordinance Sections 162-2049.A through H. and 162-2308.A, the conditional use application shall include the following:
 - 1. A Community Impact Assessment in compliance with Section 405 of the Township Subdivision and Land Development Ordinance.
 - 2. An Environmental Impact Assessment in compliance with Section 406 of the Township Subdivision and Land Development Ordinance.
 - 3. A Traffic Impact Study in compliance with Section 409 of the Township Subdivision and Land Development Ordinance.
 - 4. A preliminary grading plan identifying the limits of disturbance, preliminary grading and approximate final elevations

5. Each of the studies and reports required by this Section 162-2409.I. shall include measures that will be implemented to mitigate the adverse impacts of the use. The applicant shall be responsible to implement the mitigation measures and for the cost of mitigation.

Section 4. In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal, or unconstitutional by court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 5. This Ordinance shall be effective five days from enactment.

ENACTED AND ORDAINED this _____ day of _____, 2018.

BOARD OF SUPERVISORS
PENNSBURY TOWNSHIP

Wendell Fenton, Chairman

Aaron McIntyre, Vice Chairman

Charles Scottoline, Member

Attest:

Kathleen Howley, Secretary