

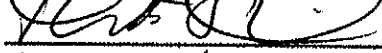
# MILFORD TOWNSHIP PLANNING COMMISSION

## Application for Submissions

See attached definitions page prior to completing this form.

Owner <u>L.C. Station Properties, LLC</u>	Developer <u>Same as Owner</u>
Address <u>151 Hawthorn Drive</u>	Address _____
City, State, Zip <u>Milford, PA 18337</u>	City, State, Zip _____
Telephone <u>570-242-1176</u>	Telephone _____
Email <u>tstation77@gmail.com</u>	Email _____
Attorney _____	Engineer <u>Kiley Associates, LLC</u>
Telephone _____	Telephone <u>570-226-5810</u>
Email _____	Email <u>lcozza@kileyassoc.com</u>

*All agents of the owner, as named above, are authorized to act on behalf of the owner in any capacity relative to this application. No documents will be released for any purpose without the approval of the Planning Commission unless the application is withdrawn or rejected. Submit the required applicable materials as listed below.*

Applicant's Signature  Date 3/8/21  
 Print Name (legible) Thomas Station Phone 570 242 1176

***The PA Municipalities Planning Code requires Pike County Planning to review ALL Subdivisions & Land Development applications; this is a separate review from Milford Township. Please complete the attached application and submit it along with the required plans, documentation and a separate check made payable to Pike County Planning.***

**FOR PLANNING COMMISSION USE ONLY. PLEASE DO NOT WRITE BELOW THIS LINE**

TYPE OF SUBMISSION:  Lot Improvement     Subdivision     Land Development  
 Required Material for Submission

Application Type:	Required Materials:	Submitted:	
<b>Sketch Plan (must be submitted 15 days before Planning Commission meeting)</b>			
<u>Informal review</u>	1 paper print (ord. sect. 302.3)	<input type="checkbox"/> yes	<input type="checkbox"/> no
<u>Detailed Review</u>	Letter requesting detailed review and 8 paper prints (ord. sect. 302.4)	<input type="checkbox"/> yes	<input type="checkbox"/> no
<b>Minor Subdivisions &amp; (may be submitted at any regular meeting, recommend being added to agenda)</b>			
<b>Lot Improvements</b>	11 Paper prints (ord. sect. 305.1.2.A)	<input type="checkbox"/> yes	<input type="checkbox"/> no
If a state road abuts/traverses	1 additional copy (ord. sect. 305.1.2.B)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Zoning Compliance Report	2 Copies (ord. sect. 305.1.2.C)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Sewage Disposal Report	2 Copies (ord. sect. 305.1.2.D)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Other Supporting Docs	4 Copies (ord. sect. 305.1.2.E)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Filing Fee	See last page of this application	<input type="checkbox"/> yes	<input type="checkbox"/> no
For filing and recording when final corrections are made	4 Paper prints (ord. sect. 305.1.2B.1)	<input type="checkbox"/> yes	<input type="checkbox"/> no

**Major Subdivision/Land (must be submitted 5 days before Planning Commission meeting)**

<b><u>Development (Preliminary)</u></b>	11 Paper prints (ord. sect. 303.1.2A)	<input type="checkbox"/> yes	<input type="checkbox"/> no
If a state road abuts/traverses	1 additional copy (ord. sect. 303.1.2B)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Zoning Compliance Report	6 Copies (ord. sect. 303.1.2C)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Sewage Disposal Report	6 Copies (ord. sect. 303.1.2D)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Other Supporting Docs	5 Copies (ord. sect. 303.1.2E)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Filing Fee	See last page of this application	<input type="checkbox"/> yes	<input type="checkbox"/> no

**Major Subdivision/Land (must be submitted 5 days before Planning Commission meeting)**

<b><u>Development (Final)</u></b>	11 Paper prints (ord. sect. 304.2A)	<input type="checkbox"/> yes	<input type="checkbox"/> no
If a state road abuts/traverses	1 additional copy (ord. sect. 304.2A)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Zoning Compliance Report	6 Copies (ord. sect. 304.1.2C)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Sewage Disposal Report	6 Copies (ord. sect. 304.1.2D)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Other Supporting Docs	5 Copies (ord. sect. 304.1.2E)	<input type="checkbox"/> yes	<input type="checkbox"/> no
Filing Fee	See last page of this application	<input type="checkbox"/> yes	<input type="checkbox"/> no
<b>For filing and recording when final corrections are made</b>	6 Paper prints (ord. sect. 304.2B.1)	<input type="checkbox"/> yes	<input type="checkbox"/> no

**Plan submittal verification:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Is Application complete:  Yes (If yes, plans and application shall be accepted, provide applicant a copy of this application)

No (If no, notify applicant of deficiencies or omissions, list below)

List of deficiencies or omissions: \_\_\_\_\_ Date Notified: \_\_\_\_\_

Completed Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Applicable Filing Fee Received Date: \_\_\_\_\_ Amount: \$ \_\_\_\_\_ Check #: \_\_\_\_\_

Accepted Application forwarded to Planning Commission on: \_\_\_\_\_ Date: \_\_\_\_\_

**THIS PLAN SUBMISSION VERIFICATION SHALL ONLY VERIFY THAT THE CORRECT NUMBER OF COPIES OF ALL PLANS AND DOCUMENTATION HAS BEEN SUBMITTED ALONG WITH THE APPLICABLE FEES AND SHALL IN NO WAY BE CONSTRUED TO BE A PLAN SUBMISSION RECEIPT OR APPROVAL!**

APPLICATION FOR CONDITIONAL USE  
MILFORD TOWNSHIP – PIKE COUNTY, PA  
(570) 296-5540 P.O. BOX 366 18337

Please fill in as completely as possible and supply any additional information which may be helpful

DATE: 3/8/2021

YOUR NAME: Tom Station

Property in name of: L.C. Station Properties, LLC

Mailing Address: 151 Hawthorn Drive, Milford PA 18337

Phone number: 570-242-1176

Physical location of property (give adjoining property, highway frontage, lot numbers, tax map number etc.)

TM # 078.00-01-11, Lot 3 Rileys Lane adjacent to Dollar General

Buildings (give complete description)

Present land and building use Vacant Land

Proposed land use (give complete and accurate description of what you want to do with property Construct a 5,000 SF Contractors Office and Construction Equipment Storage Building.

Other pertinent information which could affect the Board's decision

When complete, please notify the Township Secretary. She will inform you when you can present your request to the Milford Township Planning Commission and what dates you should advertise for this Conditional Use Hearing.

Fee for Conditional Use Hearing - \$900.00 made payable to Milford Township and presented to Secretary before hearing. (any amount over \$500.00 not used will be refunded.)\$250.00 for minor uses.



## PROJECT NARRATIVE – CONDITIONAL USE APPLICATION

Contractors Office / Construction Equipment Storage  
Milford Township  
Pike County, PA  
March 03, 2021

### **Applicant / Property Owner**

L.C. Station Properties, LLC / Tom Station  
151 Hawthorn Drive  
Milford, PA 18337

### **Property Information**

L.C. Station Properties, LLC  
TM#: 078.00-01-11  
DB/P 2596/2153  
2.23 Ac.

### **Zoning District**

DD – Development District

### **Background**

The Applicant, L.C. Station Properties, is the owner of the vacant lot and is filing a conditional use application requesting approval for a 5,000 SF Contractors Office / Construction Equipment Storage Building. The Construction Equipment Storage Building is a Conditional Use under Contracting Businesses and Trades. Access to the proposed use will be from the existing point of access on Rileys Lane. The development tract is located within the DD (Development District) Zoning District. Land Development Approval will also be required for the proposed building and has been submitted concurrently with this Conditional Use Application.

Upon approval, the applicant intends to construct a 5,000 SF Construction Equipment Storage Building with an office space. The building will utilize an on lot septic system, which has been approved, but not yet constructed. Before construction begins, a land development plan, with a Stormwater Management plan and an Erosion & Sediment Control Plan will be submitted for approval.

**ZONING ORDINANCE STANDARDS**

**Section 407 – Commercial, Manufacturing and Other Non-Residential Uses**

**407.2 Operations and Storage**

The proposed building is to allow all storage and transfer activities associated with the contracting business to be carried out inside the building.

**407.3 Fire and Explosion Hazards**

The proposed uses do not pose any fire and explosion hazards as part of their operation. Storage of any hazardous supplies will be within the building. The proposed building will be designed and constructed in accordance with all current building codes as they relate to fire safety.

**407.4 Radioactivity and Electric Disturbance**

Does not apply to this project.

**407.5 Noise**

The proposed building will not generate noises above what is typical for an office / storage building. No noise nuisances are proposed as part of this project.

**407.6 Vibration**

No vibrations detectable at the property lines are proposed by this project.

**407.7 Lighting and Glare**

There will be lighting of the building and parking lot. Lighting will not direct glare beyond the property lines. Lighting fixtures are to be building mounted. A detailed lighting plan will be prepared as part of the Land Development plan design.

**407.8 Smoke**

No generation of smoke is proposed by this use. Appliance exhaust will be vented as per appliance specifications.

**407.9 Odors**

No emission of odors is proposed at this time.

**407.10 Other Forms of Air Pollution**

No other forms of air pollution are proposed as part of this project.

**407.11 Surface and Groundwater Protection**

Stormwater management will be accomplished through use of Best Management Practices. A well for potable water use in the building will be drilled for the proposed building.

**407.13 Stormwater Management and Soil Erosion Control**

Stormwater management will be accomplished through use of Best Management Practices. Said plan will be designed and implemented according to all local and state regulations. An erosion and sediment pollution control plan will be designed and submitted as part of the Land Development submission.

**407.14 Waste Materials**

Waste materials generated will be office supply wastes and will be stored within the building in proper disposal containers. Waste will be removed from the site in accordance with the Township waste removal guidelines by a local hauler licensed in the Commonwealth of PA.

**407.15 Sewage Disposal**

The proposed on-lot septic system will handle the flows from the proposed building.

407.16 Other Regulations

No state or federal permits or approvals are required for the proposed uses. Building permits will be obtained according to the most current building codes at time of application.

**Section 608.4 - Conditional Use Standards and Criteria**

A. Community Need:

There is no existing empty building and site in the area that meets the owner's needs to successfully continue his business operation. The proposed development will not result in a detrimental over-concentration of the use within the Township or immediate area.

B. Substantial or Adverse Effects

There will be no significant change adverse effect on the adjacent property, the character of the neighborhood, traffic conditions, adjacent property values, or other matters affecting the public health, safety and general welfare by the development of this project. The proposed building will be constructed to all applicable building codes and be in harmony with the existing area and developments. It will not degrade from the character of the existing neighborhood.

C. Public Improvements

The proposed use will not burden any existing public improvements, utility facility or service of the Township. The Applicant will be responsible to construct the proposed facilities and utilities to adequately serve the project.

D. Additional Factors

1. Buildings, Lighting, Signs - The building location proposed is in conformance with the Zoning Ordinance and all applicable codes. Site lighting is proposed and will be in conformance with Section 407.7- Lighting and Glare. Project signage will be in conformance with Section 411.
2. Traffic Access and Circulation - Access to the site is gained from Rileys Lane. The existing access is adequate for the anticipated traffic increase due to the proposed development.
3. Off-Street Parking - Proposed Parking for the development is adequate for the intended use.
4. Pedestrian access - The building is a private business, no public pedestrian access to the proposed building is proposed.
5. Stormwater and Drainage - The increase in impervious area will be controlled through a properly designed stormwater management detention basin. The site will comply with all Milford Township ordinances in regard to stormwater management.
6. Water Supply and Sewage Disposal - A well for potable water use for the proposed building will be drilled. An individual on-lot septic system has been designed and permitted for the proposed building and will be constructed as part of the site improvements.
7. Landscaping - Maximum retention of existing vegetation will be provided for the property. Existing vegetation will be an adequate buffer to surrounding properties.
8. Fire Lanes and Emergency Zones - The building will be accessible from three (3) sides for adequate fire protection. No public water supply exists in the vicinity of the proposed development, and as such, no fire hydrants are proposed.
9. Susceptibility to Ponding, Flooding, Erosion - As part of Land Development, an erosion and sediment pollution control plan (E&S Plan) will be developed and implemented at the site prior to site construction. The E&S Plan will be reviewed and approved by the Pike County Conservation District.