



Clinton Township

711 Saxonburg Boulevard, Saxonburg, PA 16056
Telephone: (724) 352-9000 Fax: (724) 352-9011
Email: clinton@myclintontwp.net
Web: myclintontwp.net

- ❖ Obtain the proper Land Development and Site Plan Review Application. This Application also applies to Lot Line Revisions. Pay the Township Fees with office at the time of submittal.
- ❖ The Subdivision and Land Development Ordinance can be found on our website, myclintontwp.net under Township Codes, ecode 360 and the Chapter is 147.
- ❖ Applicant must present project to the Planning Commission.
 - Planning Commission meets on the 1st Monday of every month at 7:00 PM unless otherwise noted.
 - Plans must be delivered **28 days** prior to the next Planning Commission Meeting.
- ❖ Applicant will need a **minimum of (10) copies** of the stamped site plans. The plans need to be 24" X 36". The scale is to be **no smaller than 1" equaling 100' Title block**, lower right-hand corner (scale, parcel #, date, title, engineer/surveyor name/seal, and location). Multiple layers are not acceptable on single sheets.
- ❖ Detail Narrative (very descriptive in nature and set forth the intent of the owner or developer type, kind, or class of the proposed subdivision or land development as well as any other information and data required by Planning Commission, INCLUDING HISTORY OF THE LAND BEING SUBDIVIDED or DEVELOPED.)
- ❖ Planning Commission will review the site plan. This may involve asking the applicant for more information. The applicant may seek guidance/or direction in compliance. Once approved, they will vote to send the plans on to the Board of Supervisors.
- ❖ Supervisors have the option to approve or deny at the Regular Board of Supervisors held on the 2nd Wednesday of the month at 7:00pm.
- ❖ The engineer is responsible for submitting drawings electronically as well as the approved mylar to the Butler County Planning Commission for approval once approved with the Township. Contact the Butler County Department of Planning at 724-284-5300 for more information.

- ❖ Once site plans are approved and signed by Butler County, the applicant must bring the signed mylar back to the Township for the Planning Commission and Supervisors to sign. signed off on by all parties, **the Township requires a copy of the signed/notarized mylar.**



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SITE PLAN REVIEW-LOT LINE REVISIONS

APPLICATION FEE: _____
PLUS \$ _____ PER LOT _____
ESCROW FEE _____
TOTAL FEES _____

APPLICATION FOR:

- Preliminary Final
- Minor Subdivision Lot Line Revision
- Major Subdivision
- Minor Land Development Site Plan
- Major Land Development Site Plan

Name of Applicant: _____
Address: _____
Telephone No. _____

Name of Property Owner(s): _____
Address: _____
Telephone No. _____

Engineer or Surveyor: _____
Address: _____
Telephone No. _____

Title of Subdivision/Land Development: _____
Location (address of general vicinity): _____

Description and Purpose of Application _____

Parcels _____ Acreage _____ Zoning District _____

Butler County Tax Parcel Numbers(s): _____

Total acreage of tract: _____ Number of Lots: _____

Number of acres to be developed or transferred: _____ Approximate size of lots: _____

Number of phases: _____ Acres this phase: _____

Total Number of lots: _____ Number of lots this phase: _____

Zoning District: _____

EROSION AND SEDIMENTATION IMPACT

What is the steepest slope (%) on the property? _____

What is the steepest slope in the project areas this is to be graded or disturbed by construction? _____

Is any grade proposed? Yes _____ No _____

If yes:

Maximum fill depth _____ FT Quantity _____ CY

Maximum depth of cut _____ FT Quantity _____ CY

If cuts and fills not in balance, identify source/disposal area: _____

If not benching, identify finished slope ratio: _____

Has an Erosion and Sedimentation Control Plan been prepared and reviewed? _____

If yes, please submit the Plan and attach any and all correspondence.

INFORMATIONAL DETAILS

Please attach any addition information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

The applicant/owner hereby certifies that the statements made herein and the representations contained in all accompanying drawings, documents and materials made part of this application are true and correct. The applicant/owner is responsible for reviewing and understanding all conditions and requirements and insuring compliance with all applicable Federal, State, County, and Township laws and regulations.

As the applicant, I hereby certify all of the above information is true and correct to the bet of the applicant's knowledge.

Applicants Signature _____ **Date** _____

If applicant is not the property owner, an Agent's Authorization Form must be included with this application.

Representative's Signature _____

Representative's Title _____ **Date** _____

Applications/Reviewing Agencies:	Date
Clinton Township Zoning Officer	_____
Sewage Testing/Local Agency	_____
DEP Planning Module	_____
Butler County Planning Commission	_____
Butler County Conservation District	_____

FOR TOWNSHIP USE ONLY

DATE

Application filed with Township	_____
Application fee and deposit paid	_____
Review time limit date	_____
Butler County Planning Commission approval	_____
Butler County Conservation District approval	_____
PA DEP comments/approval	_____
PA DOT Highway Occupancy Permit approval	_____
Clinton Township Engineer review	_____
Clinton Township Engineer denial	_____
Clinton Township Engineer approval	_____
Clinton Township Planning Commission review	_____
Clinton Township Planning Commission denial	_____
Clinton Township Planning Commission approval	_____
Clinton Township Board of Supervisors review	_____
Clinton Township Board of Supervisors denial	_____
Clinton Township Board of Supervisors approval	_____

Clinton Township

Minor subdivision checklist (10 lots or less with no street construction)

Plan Name _____ Date _____

Reviewers _____

Application stating reason and purpose of the subdivision ___yes ___no

Zoning District: ___ Residential, ___ Agricultural, ___ Conservation, ___ limited business,
___ Industrial, ___ Corridor preservation

Any current conditional uses on the property ___yes ___no

Any preserved land on the property ___yes ___no

Any non-conforming uses on the property ___yes ___no

Minimum lot size for this district _____

Sewage-Pit and Perc test performed for each lot ---yes ___no

Location of Pit and Perc tests identified on the plan ___yes ___no

DEP component completely filled out ___yes ___no

Any existing sewage systems on the property ___yes ___no, located on plan ___yes ___no

Non buildable lot reason ___N/A

- Agricultural, minimum 10 acres and being actively farmed ___yes ___no
- To settle an Estate ___yes ___no

Plan prepared by a Registered Surveyor and Stamped ___yes ___no Plan

submitted 28 days in advance of the regular meeting ___yes ___no

Plan drawn per layout requirements see section _____ Yes ___no

Required information on the plan:

Title

Certificates

North Point

Lot Numbers, no letters and original lot has to be numbered

Boundaries

Street Lines and Centerlines

Street Bearings

Monuments

Easements (gas, Oil, electric, sewage, water, right of ways)

Setbacks, front, side, and rear

Adjacent owners

Buildings and significant landmarks and or topographic features

Minimum lot width and area_____

Road Bond ____yes____no

Letter of Assurances (Performance Standards 185.59) ____yes____no

Storm Water Plan ____yes____no

Driveway permit ____yes____no

Wetland and flood plains identified ____yes____no

Zoning office reviewed ____yes____no

Sewage officer reviewed ____yes____no

Township Engineer reviewed ____yes____no

Recommendation: _____

*Township of Clinton, PA
Tuesday, January 17, 2023*

Chapter 185. Zoning

Article IV. Additional Regulations

§ 185-59. Performance standards.

No use of land or structure in any district shall involve, or cause, any condition or material that may be dangerous, injurious, or noxious to any other property or person in the Township. Furthermore, every industrial or commercial use of land or structure in any district must observe the following performance requirements:

- A. The developer shall provide assurances in writing that the proposed use will not be noxious or offensive by reason of emission of smoke, dust, gas fumes, odors, glare, light trespass, noise or vibration beyond the confines of the property on which the proposed use will be located, and that all applicable federal and commonwealth environmental states have been addressed.
[Amended 7-13-2020 by Ord. No. 2020-01]
- B. The developer shall provide assurance that no act, occupation, or structure will endanger life or health, give offense to senses, violate the laws of decency, or obstruct reasonable comfortable and free use of any property in Clinton Township.
- C. All aspects of production and processing shall occur entirely within closed buildings.
- D. Areas of the property not covered by buildings shall be used only for vehicle parking, access driveways and walks, truck maneuvering and parking areas and planted and maintained lawns, landscaping, tree clusters, or buffer areas.