

**RESOLUTION #1**  
**FINDINGS OF REQUIRED STANDARDS**  
**Whitehall Nursing Facility Rezoning**  
**RZ 22-03**  
**November 17, 2022**

The Pittsfield Township Planning Commission hereby makes the following findings of required facts from Article 18.05 of the Pittsfield Township Zoning Ordinance for a rezoning application submitted as RZ 22-03 Whitehall Nursing Facility Rezoning, received by the Township on September 30, 2022, requesting rezoning of the property from AG, Agriculture to R-1B, Single Family Suburban Residential. The property is located on the south side of Morgan Road between US-23 and Platt Road (former Whitehall Nursing Facility) known as Tax Parcel ID # L -12-23-200-022.

- 1. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.**

The proposed R-1B zoning is consistent with the Township Master Plan.

- 2. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the application.**

The proposed R-1B zoning is complementary to the surrounding land uses. Rezoning will not set any precedent and will make the zoning consistent with the surrounding properties.

- 3. The ability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the application were approved.**

There are no uses in the R-1B that should not be able to be served by services, facilities, and/or programs. However, any future development will be reviewed by the Planning Commission. During the site plan review process, confirmation of ability to provide services, facilities, and/or programs will be reviewed.

- 4. Effect of approval of the application on the condition and/or value of property in the Township or in adjacent civil divisions.**

The rezoning of the parcel shall not affect the future condition or value of the property.

- 5. Effect of approval of the application on adopted development policies of Pittsfield Township and other government units.**

Future development will require a site plan review by the Planning Commission to determine all other standards and township requirements are met.