

Helga Township
Planning Commission Meeting Minutes
August 7, 2013

PRESENT: Mona Dagestad, Silas Hooker, and Verlyn Skersick

Township board members Dale Berglund, Don Clay and Jeff Schussman attended the meeting.

Meeting was called to order at 7:05 PM. The pledge of allegiance was recited.

APPROVAL OF PREVIOUS MINUTES:

Corrections made to June 5, 2012 meeting minutes, signed tonight.

Motion made by Mona to accept the July 3, 2013 meeting minutes, second by Verlyn and approved.

ORDINANCE DISCUSSIONS: Jeff stated that he has reviewed all past township ordinances from 1979 forward and although changes need to be made, his thoughts are that our current ordinance is a good enforceable ordinance.

Discussion ensued regarding numerous topics within the current ordinance. Identified issues are:

Land Use Administrator, our recommendation was that we remove the land use administrator position. Jeff felt strongly that we needed to keep this position.

Commercial Zone Use

- Needs to be re-written
- Why list 100 approved uses and not just 5-10 un-approved?
- Conditional Use Permit – is there a need for this in the commercial zone?
- Combine C1 & C2 into a single Commercial Zone (already recommended)
- Signage (review Hubbard County's sign ordinance) Can we adopt that? No Billboards! Review signage on page 24, section 6
- Do we need to address parking or green space?

Residential/Ag Zone

- Incorporate the option of applying for a conditional use permit. (already recommended)

Fee Schedule

- Consider a sliding fee scale for building permits in both agricultural and commercial; possibly base the fee on the construction value.

Building Permit Applications

- Consider asking that a building plan be submitted with applications (and not just a drawing).
- Consider asking that a business plan be submitted with applications in commercial zone
- We may need to define what we want include in a business plan

Ordinance

Both Jeff and Don ask that we send them an electronic version of the current ordinance and a copy of the one we made strikeouts too. This has been done.

Next Meeting

September 4, 2013, 6:00 PM @ Nary Community Center. 6 PM request for conditional use permit, 7 PM Town Board special Meeting.

ADJOURNMENT: Motion to adjourn by Mona, **second** by Verlyn, approved at 9:20 PM

Respectfully submitted by Mona Dagestad

Mona Dagestad
Mona Dagestad

10-2-13
Date


~~Silas Hooker (Chair)~~
Brian Hughes vice chair

11/6/13
Date