

Helga Township
Planning & Zoning Special Meeting
Blueberry Pines LLC Conditional Use Permit
Minutes of
July 21, 2015

PRESENT: David Horn, Brian Fulk, Jim Lyle, Joanna Olson Hammerstrom, Clerk-Sue Adkins

Meeting called to order, 6:00 pm, Pledge of Allegiance recited

CUP Application:

The application was reviewed and Tom Haldeman, from Bessler Electric was present to answer any questions. There was discussion regarding what future modifications can be done that will be covered under the CUP, and the property survey was reviewed.

Public Input:

There was none.

Findings of Facts:

The board went through the findings of the facts for the CUP.

1. Will the planned use be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the Town?

No, it will not endanger the public health, safety, comfort, convenience or general welfare of the neighborhood.

2. Will the planned use be harmonious with the general and applicable specific objectives of the Town's Comprehensive Plan?

Yes, it fits in with the rest of the commercial zone. The list of activities in the application meets the objectives of the comprehensive plan. There is already a CUP in place for manufacturing.

3. Will the planned use be designed, constructed, operated and maintained to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area?

Yes, it is already built and fits in with the essential character of the area.

4. Will the planned use be hazardous or disturbing to existing or future neighboring uses?

None of the planned uses pose a problem.

5. Will the planned use involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, scenic blight, glare, or odors?

We don't know what all the uses will be but it will be compliant with the ordinance list of uses.

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6. Will the planned use involve lighting, including lighted signs, that would impair the enjoyment of property and/or property owners in the vicinity or the safety of the traveling public?

The county and state regulations will supersede.

7. Would the planned use be in conformance with the provisions of this Ordinance, and would not unreasonably interfere with the health, safety and welfare of the surrounding owners and the public, if conducted in compliance with the conditions imposed on the permit?

Yes, all proposed uses at this time comply with the ordinance.

8. Would the planned use adequately provide for parking, current and anticipated traffic congestion, and traffic safety so the use does not become or create a nuisance?

Yes, there is plenty of room on the lot for parking. The highway is already set up to accommodate the business.

Recommendation:

Motion made by Joanna Olson Hammerstrom to recommend accept the CUP for approval, **Seconded** by Brian Fulk, by show of hands **all approved.**

Adjourn Meeting:

Motion to Jim Lyle to adjourn the meeting, **Seconded** by Brian Fulk, **motion carried.**
Meeting adjourned at 6:30 pm.

Respectfully Submitted,

Susan Adkins, Clerk

David Horn, Chairman