

Helga Township
Board of Supervisors Special Meeting
Blueberry Pines LLC Conditional Use Permit
Minutes of
July 21, 2015

PRESENT: Don Clay-Chairman, Jim Lyle, Joanna Olson Hammerstrom, Jeff Schussman, Dale Berglund, Clerk-Sue Adkins

Meeting called to order, 6:35 pm, Pledge of Allegiance recited

CUP Application:

The chairman asked Jeff Schussman- Land Use Administrator to give the highlights of the CUP application. Tom Haldeman, from Bessler Electric was in the audience for any questions.

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 comply with ongoing businesses in the C1 commercial zone and it has a prior CUP.

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

Yes, it will add to the growth of our commercial zone.

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 already exists and compliments the existing businesses in the C1 district.

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

No, as long as it complies with our list of C1 district uses.

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?

No, we don't know what all the uses will be but it will be compliant with the ordinance list of uses.

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?

Yes, there will be lighted signs but they will need to comply with county and state regulations and the township ordinance.

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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, it will not be more dangerous than existing neighboring businesses.

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 are turn lanes into the building and the parking will be in the back of the building.

Recommendation:

Motion made by Don Clay to accept the recommendation to accept the CUP application from Blueberry Pines LLC., **Seconded** by Jim Lyle, 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 6:50 pm.

Respectfully Submitted,

Susan Adkins, Clerk

Don Clay, Chairman