

Helga Township
Special Meeting of Planning & Zoning
CUP-Lauderbaugh Restaurant/Retail
August 14, 2014

PRESENT: Mark Lawyer-Chair, David Horn, Jim Lyle, Clerk-Sue Adkins

Meeting called to order, 6:20 pm, Pledge of Allegiance recited

ELECT CHAIR & VICE CHAIR:

David Horn nominated Mark Lawyer as Chair, Second by Jim Lyle. Approved

Mark Lawyer nominated David Horn for Vice Chair, Second by Jim Lyle. Approved

CUP Application:

Orlan & Melissa Lauderbaugh submitted application for new construction of commercial retail space and restaurant located at; Tract A along access road Timber Trail Dr.

The application was reviewed and the board asked questions of Orlan & Melissa regarding their plans.

Discussion points:

Some of the items discussed:

Type of retail	Hours of business	Lighting
Parking	Access Road	Employees
Building & lot size	Signage	Seating

Audience Questions:

Mark Lawyer, Chair asked for comments or questions from the audience.

Finds of Facts:

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

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

Yes, it fits with our commercial plan

3. Will the planned used 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 will have a country store look that will fit in.

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

No, it will not be hazardous

Helga Township
Special Meeting of Planning & Zoning
CUP-Lauderbaugh Restaurant/Retail
August 14, 2014

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

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?

No, there will only be a sign on front of the building and no lights shining out other than normal security lights.

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, with hours of 6 am to 9 pm, 7 days a week

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, they have a parking lot.

Chair asked for a motion. Motion made by David Horn to grant this CUP with the conditions of set hours, Seconded by Jim Lyle. Mark Lawyer, David Horn and Jim Lyle all said "I" to approve.

Motion made by David Horn to adjourn, Seconded by Jim Lyle, motion carried.

Meeting adjourned at 7:55pm.

Respectfully Submitted,

Susan Adkins, Deputy Clerk

Mark Lawyer, Chairman