

Helga Township
Special Meeting of Board of Supervisors
CUP-Lauderbaugh Restaurant/Retail
August 14, 2014

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

Meeting called to order, 7:10 pm, Pledge of Allegiance recited

CUP Application:

Reviewed:

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

Also, the Finding of Facts submitted from the Planning & Zoning Committee

Additional discussion points:

Some of the items discussed:

Heating

Letters to residents

Signage

Audience Questions:

Don Clay, 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, as long as they follow the state and county regulations it would not be detrimental to the county or town.
2. Will the planned use be harmonious with the general and applicable specific objectives of the Town's Comprehensive Plan?
Yes, it falls within our commercial district in which it was intended. It will be an asset to our community.
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 be a retail and restaurant space that fits in with the character of the commercial buildings we have and will fit right in.
4. Will the planned use be hazardous or disturbing to existing or future neighboring uses?
No, because we already have similar businesses in the area.
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, if they follow the plan with the security lights, no bad odors or hazardous materials will be on the property.

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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?

No, the signs will all be lighted with lights shining down and they will have 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, as long as they follow the condition of the state and county permits there would be no health or safety implications to residents. A condition of hours of operation will be set at 5 am to 10 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, there is a deeded access off Timber Trail Drive and a turn lane off 71 and also the frontage road so it would not affect a public highway.

Chair asked for a motion. Motion made by Joanna Olson-Hammerstrom to accept this CUP for the Lauderbaughs with the conditions, Seconded by Jeff Schussman.

Discussion: Jeff noted that the purpose of the CUP should be in the Finding of the Facts, added

Don Clay-Chair, Dale Berglund, Joanna Olson-Hammerstrom, Jeff Schussman unanimously said "I" to approve.

Motion made by Don Clay to adjourn, Seconded by Jeff Schussman, motion carried.

Meeting adjourned at 7:55pm.

Respectfully Submitted,

Susan Adkins, Deputy Clerk

Don Clay, Chairman