

Helga Township
Special Meeting of Township Board of Supervisors
Conditional Use Permit-Dirk Fisher; Truck Garage
Minutes –September 4, 2013

PRESENT: Don Clay-Chairman, Supervisors; Mark Lawyer, Jeff Schussman, Joanna Olson- Hammerstrom, Clerk-Sue Adkins

Meeting called to order, 7:00 pm, Pledge of Allegiance recited

Conditional Use Permit Application:

Dirk Fisher, site; 48708 Hwy 71-Truck Storage and Repair

Application reviewed by board and discussed the decision of the Planning Commission. The Planning Commission did not approve the CUP and stated it was missing a certificate of survey.

Jeff Schussman, stated that when he and Dirk spoke regarding the application it was determined at the time that he would need a CUP. Jeff also said he did see a preliminary plat and it showed it was surveyed. It is not platted yet and we do not have the certificate of survey.

The board asked questions of Dirk and Toni Fisher.

Some items discussed: The 2 trucks are in Dirk's name and he hires independent drivers. Discussion on the shed that is on the property. Also the fact that there is already a CUP on the Mini Storage under Dirk's name and either another CUP or an amendment to the original for an addition that was added to the Mini Storage.

Don Clay asked for any public input.

Hours of operation for mechanical service and hours for truck idling was discussed. Also, discussion on if it will be a storage only or also repair. It was brought up that the certificate of survey is missing.

Finding of the 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, it would comply with what has already been built on Hwy 71.
2. Will the planned use be harmonious with the general and applicable specific objectives of the Town's Comprehensive Plan?
Yes, it is in the commercial district and it employs two people.
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 is a metal building and it fits in with the other commercial buildings in the area.
4. Will the planned use be hazardous or disturbing to existing or future neighboring uses?
No, it is in the commercial district. It is not hazardous and is similar to other businesses that have been operating in the area.

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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, noise will not be detrimental with the conditions that will be set. There will not be excessive traffic. There will not be scenic blight.

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 be normal security lights like other commercial buildings in the area and no signs.

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 would be in conformance with the conditions that are set. The conditions are; repair service hours will be between 7 am and 7 pm and no idling of trucks after 10 pm. The permit is on condition of a certificate of survey and a parcel number being supplied to this board within 90 days of today. (9/4/13)

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 will be 15 acres and that will be enough for parking and traffic is compliant to the commercial district.

Jeff Schussman, made a **motion** to approve the Dirk Fisher truck garage CUP, **Second** by Don Clay,
Vote: All 4 Supervisors approved.

Adjourn Meeting:

Motion to adjourn made by Don Clay, **Seconded** by Mark Lawyer, **motion carried.** Meeting adjourned at 7:55 pm.

Respectfully Submitted,

Susan Adkins, Clerk

Donald Clay, Chairman