

Helga Township
Kip & Rebecca Reinarz CUP Meeting of Planning & Zoning
Minutes of
September 25, 2018

PRESENT:

Planning Commission members; Brian Fulk, Jeannie Porter, Branden Smith, Clerk-Sue Adkins

Meeting called to order, 6:30 pm

Board members; Don Clay-Chairman, Supervisors; Jeff Schussman, Dale Berglund, Joanna Olson
Hammerstrom, Jim Lyle

Pledge of Allegiance recited

REVIEW APPLICATION:

Kip and Rebecca Reinarz were available to answer questions.

Public Comment:

Brian asked for public comment- there was none. The business has already been in existence.

The conditional use application is for Auto, truck, equipment repair and sales, light manufacturing and for two 32 square foot signs by the road and one 24 x 30 (60 sq') on the building.

Located at: 48190 County Rd 36, Bemidji MN

Finding 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, the only change is a sign by the road the rest is already in existence.

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

Yes, it is a business not agriculture.

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, there will only be a few cars and you won't be able to see them. The business is already there and you can't see it from the road.

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

No, oil and fuel use is already checked by other agencies.

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, it is inside the building and is already there.

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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, they will have to abide by county guidelines. There will be two 32 Sq' signs by the road (double sided) and a 24 x 30 (60 sq') sign on the building.
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, they will continue the business as before, nothing is changing.
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 two stop signs on the road.

Recommendation:

Motion made by Brian Fulk to approve the Conditional Use Permit for Kip and Rebecca Reinarz on September 25, 2018, **Seconded** by Jeannie Porter, by a show of hands, Unanimous yeas, **motion carried**

ADJOURN MEETING:

Motion to adjourn made by Brian Fulk, **Seconded** by Branden Smith, by a show of hands, Unanimous yeas, **motion carried.**

Meeting adjourned at 6:42pm.

Respectfully Submitted,

Susan Adkins, Clerk

Brian Fulk, Vice-Chairman