

Helga Township  
Planning Commission  
Public Hearing of Saari/Boon Docs CUP Application  
Minutes  
May 18, 2011

**PRESENT:** Chairman Steve Pemble, Todd Scofield, Brian Hughes, Bruce VonHoldt, LUA Jim Baruth. Also present Supervisor Jim Autrey.

Meeting was called to order at 6:30 pm. The pledge of allegiance was recited.

The Planning Commission reviewed the application submitted by James Saari for his business Boon-Docks. The Saari's were present at the meeting. They also submitted a sign permit application the Commission reviewed.

**FINDINGS OF FACTS:**

Chairman Pemble read through the following criteria standards and conditions as written in the Helga Township Land Use Ordinance:

1. Criteria Standards: In addition to any other criteria or standards specifically set forth in this ordinance or unique to the special circumstances of the requested use, the standards reviewed by the Planning & Zoning Commission and Town Board shall issue permits only if it finds that such use at the proposed location:

- a. Will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the Township.
- b. Will be harmonious with the general and applicable specific objectives of the Township's Comprehensive Plan.
- c. Will 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.
- d. Will not be hazardous or disturbing to existing or future neighboring uses.
- e. Will not 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.
- f. Whether lighted signs or other signs will impair the enjoyment of property and/or property owners in the vicinity.
- g. Whether the use permitted under the terms and conditional of any conditional use permit can be established and conducted in conformity.
- h. Whether provisions for adequate parking, current and anticipated traffic congestion, traffic safety have been provided so as not to constitute a nuisance.

It is the applicant's burden to prove that the above criteria and standards can be met in a manner that does not adversely affect the health, safety or general welfare of the residents in Helga Township.

2. Conditions: Upon consideration of the criteria and standards listed above, the Town Board may attach such conditions, in addition to those required elsewhere in this Ordinance, as it deems necessary to achieve the purpose of this Ordinance. These conditions may include, but shall not be limited to:

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- a. Increased setbacks;
- b. Landscaping, berming, fencing, screening or other facilities to protect nearby property;
- c. Periods and/or hours of operation;
- d. Intensity and duration of lighting;
- e. Deed restrictions;
- f. Location of parking and signs;
- g. Toxic material storage and handling;
- h. Fire control and access plan;
- i. Compliance with prior conditional use permits and periodic reviews;
- j. Any other reasonable requirements necessary to fulfill the purposes and intent of this Ordinance.

The Planning Commission unanimously agreed that the Saari Boon Docks CUP met all these standards and conditions. **Motion** made by Todd Scofield to recommend the Saari Boon-Docks application to the Town Board as written with the condition that signage and possible screening will need to be addressed at a future date. Seconded by Bruce VonHoldt, motion carried.

**ADJOURNMENT:**

Motion to adjourn made by Bruce VonHoldt to adjourn. Seconded by Todd Scofield, motion carried.

Meeting adjourned at 6:58pm.

Respectfully Submitted

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*Shannon Skime, Township Clerk*

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*Steve Pemble, Chairman*