

Helga Township Town board

Conditional Use Permit

Findings of the Facts

Conditional Use Permit for Chad Museus and Tyler Olson at location 51676 US Hwy 71 Bemidji, Mn 56601

On April 25<sup>th</sup>, 2023 the Helga Township Board of Supervisors held a public hearing to consider said application. The public hearing was duly notified by publication, posting, and mail. Based on the application and evidence received at the hearing, the supervisors approved the Conditional Use Permit based on the following.

Finding Of The Facts

- A. Conditional Use Permit to allow Nature's Edge at TBD 498<sup>th</sup> St. Bemidji, Mn This area will be used for storage of landscaping materials and equipment in a 60ft by 80 ft building that will include office space. The site will be used for parking and storage of landscaping equipment (trucks, trailers, etc.) work areas for office staff (no customers) shop to repair equipment as needed
- B. Legal land description of property located in Helga Township, Hubbard County, Minnesota: East half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter, Section 15, Twp 145, Range 33, Hubbard County. Property description width 330 feet by 660 feet for a total of 5 acres. Currently bare land.
- C. Critical Findings :

There are no other conditional use permits or variances on this property..

Will the proposal generate an increased amount of traffic, additional parking and can access to roads be provided as defined by state statutes? Yes, Employees coming to work in the morning and leaving in the late afternoon. Deployment and return of skidloader trailers, small trucks and enclosed job trailers.

How many will occupy your premises on an average day? 3 to 10 employees, 0 Customers, 0 Residents.

Does the property include signs? No

Does the existing sewage treatment system would be adequate for the amount of waste to be generated? No. Septic system is currently not installed. Would be installed upon granting this permit and subsequent building permits.

Will the conditional use prevent and control water pollution and sediment/ nutrient loading? Yes.

Does the existing topography allow for drainage features and vegetation Cover? Yes.

Is the site located in a flood plain or flood way of rivers or tributaries ? No

Based upon the degree and direction of slope, soil type, and existing vegetation cover, is there erosion potential on the site? No

Has the applicant submitted a plan for landscaping and vegetative screening? We plan to leave a 30 foot buffer of woods on all sides of the property.

Does your proposal include lighting that can be seen from roads, public waters, or adjacent property? No.

Does your proposal include anything that may be a nuisance or otherwise be considered incompatible with your neighbors? Yes, occasional equipment noise during business hours.

Will the conditional use diminish or impair the property values and the environmental quality? No

Will the conditional use be established and conducted according to the current land use district setbacks and performance standards? This will not be customer facing and will be used as an off- site location for landscaping equipment due to lack of space at current business location.

Are taxes current on this property? Yes

Names and addressed of all adjoining property owners within a quarter mile of affected property are residents of 498<sup>th</sup> St.

Will the property be transferred to another owner after granting this permit? No

The Helga Board of Supervisors approved the Conditional Use Permit for Nature's Edge with the conditions that observing road restrictions, no retail sales ,follow land use ordinance, and have the work started within 12 months of CUP approval.

Now therefore, the application for the above described Conditional Use Permit is thereby APPROVED

Dated \_\_\_\_\_ --

\_\_\_\_\_  
Donald Clay, Helga Township Chairman

Attest: \_\_\_\_\_ Jeanie Porter, Deputy Clerk

