

Conditional Use Questionnaire

Procedure

You have requested a conditional use in the Town of Humboldt. Conditional uses require a public hearing(s) before the Plan Commission. At that hearing the Plan Commission will consider the applicable standards and conditions below and will collect evidence with regard to the ability of the applicant to meet those standards and conditions to the extent they are applicable.

To assist the Board in its review, please submit this document to the Town prior to the Public Hearing so that copies can be made and circulated to the Commission members.

Standards

Section 12 XVIII K 6 of the Humboldt Code of Ordinances provides:

6. Standards – No conditional use shall be recommended by the Town Plan Commission unless said Commission addresses the each of the following and find substantial evidence that each are, or through the imposition of reasonable conditions will be satisfactorily addressed in a manner consistent with the public interest and the purpose of the Zoning Code

In addressing the standards below, we ask that you be reasonable and objective as practicable using facts and information other than merely personal preference or speculation directly pertaining to the requirements pertaining to the requirements or any conditions that may be imposed

Standard: The proposed conditional use:	Position on this standard	Proposed condition to meet standard (if any)
1. Is consistent with the Comprehensive Plan;		

<p>2. Is consistent with the existing uses of property within the general area;</p>		
<p>Standard: The proposed conditional use:</p>	<p>Position on this standard</p>	<p>Proposed condition to meet standard (if any)</p>
<p>3. Is consistent with the zoning of property within the general area;</p>		
<p>4. Is consistent with the trend of development within the proposed area</p>		
<p>5. Is located on property that is suitable for the proposed use</p>		
<p>6. will not unreasonably have an adverse use on adjoining property</p>		
<p>7. Will not detrimentally draw on Town infrastructure including but not limited to roads, water supply, recycling, solid waste disposal</p>		
<p>8. Will not detrimentally affect any public improvements serving the proposed use or surrounding property</p>		

Conditions:

Please address each of the Public, Safety and Welfare concerns listed below (if applicable). Please state any conditions that you believe will address any objective concerns that will be relevant in considering the proposed conditional use.

The Public Interest Concern	Proposed Condition	Explanation of how the Proposed Condition Addresses the Concern
a. traffic congestion		
b. fire hazard, chance of explosion or other safety risk		
c. potential pollution or odor		
d. adequate light , air and open space		
e. Undue concentration of population/ overcrowding		
f. Noise or interference with the peaceful repose in the area		
g. Facilitating the provision of adequate transportation, water, sewerage, schools, parks and other public requirements		

The Clerk, has, or will be, contacting you with the date of the Plan Commission hearing. At that hearing the Plan Commission will consider ask you to review your responses and offer any evidence you believe would support your application and demonstrate your ability to fulfill the standard or and conditions. The Commission will also hear any objections or concerns with the proposed conditional use. The Plan Commission may adjourn the hearing to another date to hear more evidence or to consider what, if any additional conditions should be imposed and to give you the opportunity to demonstrate your ability to meet those conditions.

The Plan Commission shall make its decision based on the substantial evidence presented to it. The Commission shall grant the conditional use if the applicant meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the Plan Commission. Any condition imposed shall be related to the purpose of the ordinance and be based on substantial evidence produced at the public hearing(s).

If you have any questions you may contact Tim VanPay, Chairman at 920-371-2171, Judy Baierl, Clerk at 920-863-3370 or Dave Berken, chairman of Planning commission at daveberken68@gmail.com