



Staff Report

Public Hearing: July 24, 2018

Petition: **Petition 11304**
CUP 02425

Zoning Amendment:
**RH-2 Rural Homes District TO A-2
(4) Agriculture District**

Town/sect:
ALBION, Section 15

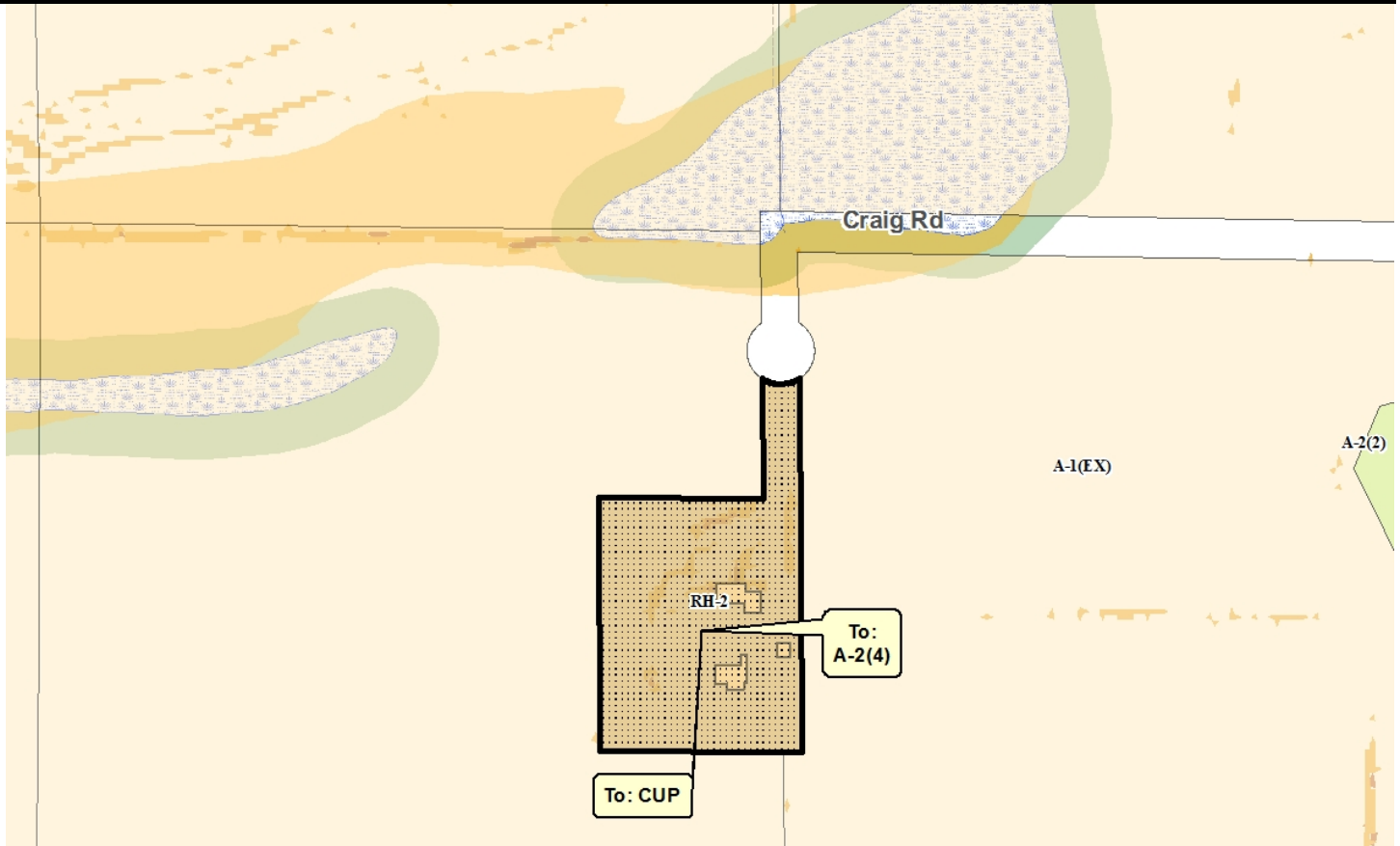
Acres: 4
Survey Req. No

Applicant
**CHAD D & JENNIE
KADERABEK**

Reason:
**Zoning to allow for a Limited
Family Business
TO CUP: PIPE FITTINGS DIRECT
BUSINESS**

Location:
690 CRAIG ROAD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant is seeking A-2(4) zoning and approval of a Conditional Use Permit for a Limited Family Business to allow operation of an internet / mail order pipe fitting business. The business would entail filling online orders with pipe fitting products that would be stored in the existing garage and accessory building on the property. There would be no retail sales, no signage, and no non-family employees.

OBSERVATIONS: Surrounding land uses include agriculture and scattered rural residences. No sensitive environmental features observed. No new structures proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal appears reasonably consistent with town plan policies which support home-based businesses that are compatible with the rural atmosphere of the town and surrounding existing land uses. Staff have prepared a list of possible conditions of approval for the CUP on page 2, below.

TOWN: Zoning petition: The Town Board approved the zoning petition with no conditions.

Conditional Use Permit: The Town Board approved the conditional use permit with no conditions.

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. This conditional use permit shall be for a direct mail order business.
2. Outside storage of materials shall be prohibited.
3. Outside loudspeakers are prohibited.
4. The conditional use permit shall expire with the sale of the property.