



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Zoning Amendment:  
**Conditional Use Permit for governmental uses**

Acres: 1.1  
Survey Req. no

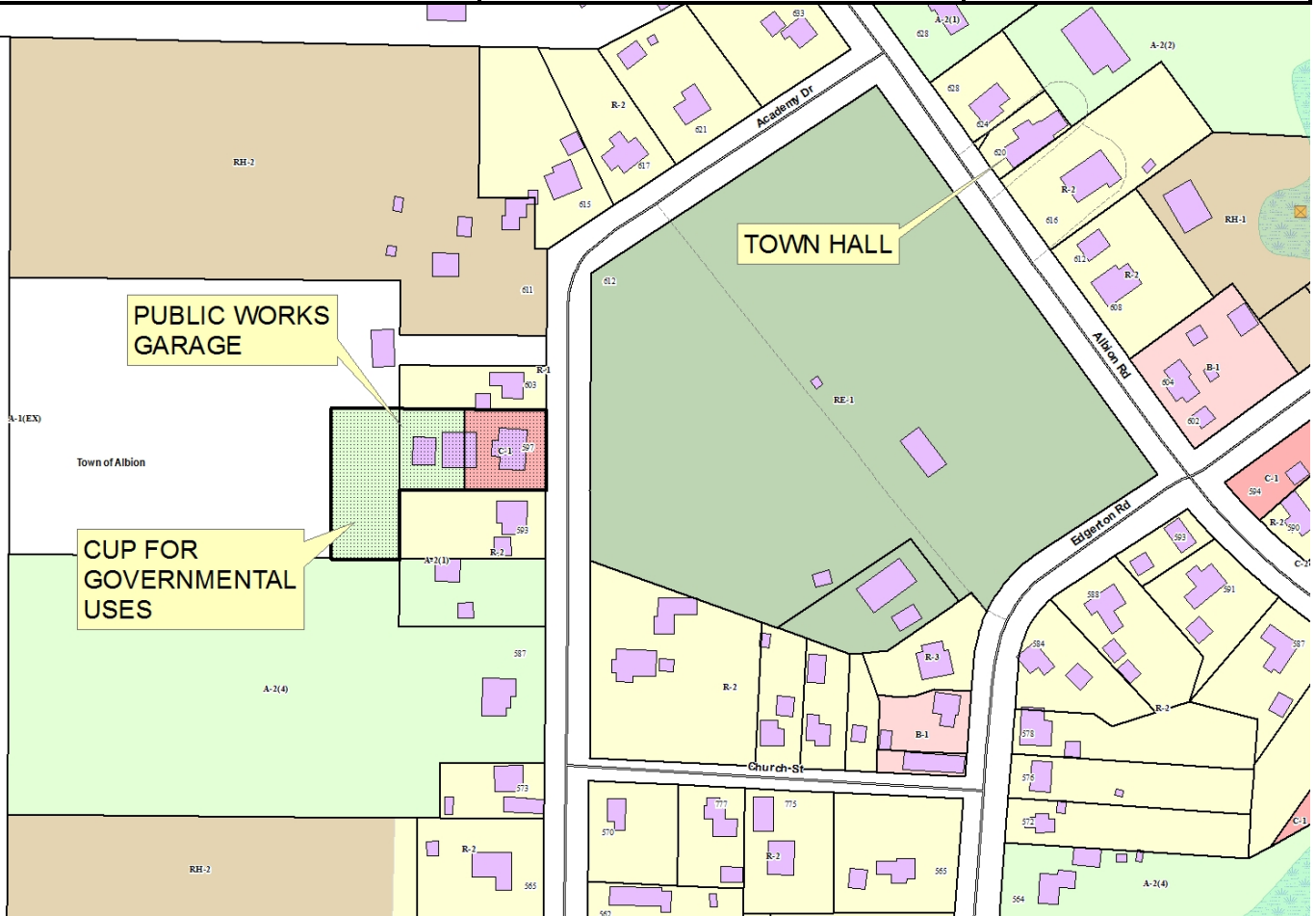
Reason:  
**Bring the existing public works site into compliance with current zoning ordinances**

Petition: **CUP 2392**

Town/sect:  
**Albion, Section 22**

Applicant  
**Town of Albion**

Location:  
**597 Academy Drive**



**DESCRIPTION:**

**OBSERVATIONS:**

**TOWN PLAN:**

**RESOURCE PROTECTION:**

**STAFF:**

**TOWN:**

## **Proposed Conditional Use Permit # 2392**

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. The following list of conditions are those approved by the town of Burke Plan Commission and Board. 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.