

City of
Neptune Beach

116 First Street • Neptune Beach, Florida 32266-6140
(904) 270-2400 • FAX (904) 270-2432 • Suncom 852-2400



MEMORANDUM

TO: Planning and Development Review Board Members
FROM: Amanda L. Askew, Community Development Director
DATE: February 12, 2009
SUBJECT: PDRB 09-02/ Special Exception /1935 Atlantic Blvd

Background

In February 2008, City Council approved a special expectation for the operation of a cabinet shop at 1935 Atlantic Blvd. Cabinet making is considered light manufacturing and it was granted a special exception. The approval was based on the recommendations of PDRB and the stipulation that no painting, staining or use of solvent would be permitted in the building. Now, the applicant has applied for a special exception to operate a spray booth inside the cabinet shop. A new special exception application must be processed for the spray booth. The subject property is located approximately 170 feet east of Florida Boulevard on the access road for Atlantic Blvd; it is zoned C-2 and approximately .10 of an acre.

The applicant is using the current building and parking area with only minor interior electrical modifications made to the building. The existing building is considered non-conforming because it does not meet current zoning setbacks however; the applicant is not proposing any increase in building size so this is not an issue.

Analysis

The proposed location is surrounded by C-2 zoning and similar land uses. The property to the west is vacant, the property to the east is light industrial and the property to the south is vacant.

Section 27-160 outlines the findings in order for the PDRB to recommend approval of a special exception.

The comprehensive plan designates this area as “Commercial Medium” which serves one or more neighborhoods retail, sales and service. Given the small size of the existing building and lot compared with the proposed use, it will not exceed the commercial medium limitations.

The site is not on city water and sewer and operates off of a well and septic tank because there is no water or sewer lines available to service the site. If this is done the property will be required to hook-up to both.

The proposed use is consistent with the existing uses in the area. The applicant has provided documentation regarding the proposed equipment to be used on site.

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Neptune Beach



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OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT

THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.

Mike Itzford
Fritz Reinhardt is hereby authorized TO ACT ON BEHALF OF
the owner(s) of those lands described within the
attached application, and as described in the attached deed or other such proof of ownership as may be
required, in applying to Neptune Beach, Florida, for an application related to Development Permit or
other action pursuant to a:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Special Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Commercial Development Order |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Concurrencey | <input type="checkbox"/> Other/Building Permit |

BY: [Signature]
Signature of Owner
Fritz E Reinhardt
Print Name

Signature of Owner

Print Name

Daytime Telephone Number _____

State of Florida
County of Duval

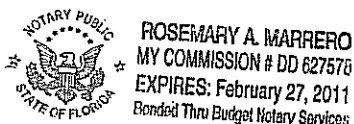
Signed and sworn before me on this 21st day of January, 2009.

By Fritz E Reinhardt

Identification verified: FL DL Oath sworn: yes no

Rosemary A. Marrero
Notary Signature

My Commission expires: 2-27-11



Spray Booth

For local
cabinet makers

Florida Cabinet Distributors

- President Stephen Suss & Vice President Michael Hesford
- Located at 1935 Atlantic Blvd., Neptune Beach, FL

Topic of Discussion

- Why we believe a spray booth would have minimal impact on the surrounding environment.

Volatile Organic Compounds (voc)

- We use quality equipment to reduce VOC,s released into the atmosphere.
- With a 24” exhaust fan, our spray booth is designed to pull the over spray right into the air filters.
- Binks high efficiency spray booth air filters absorb 99.81% of all errant spray emitted.

Fire prevention, product & waste containment

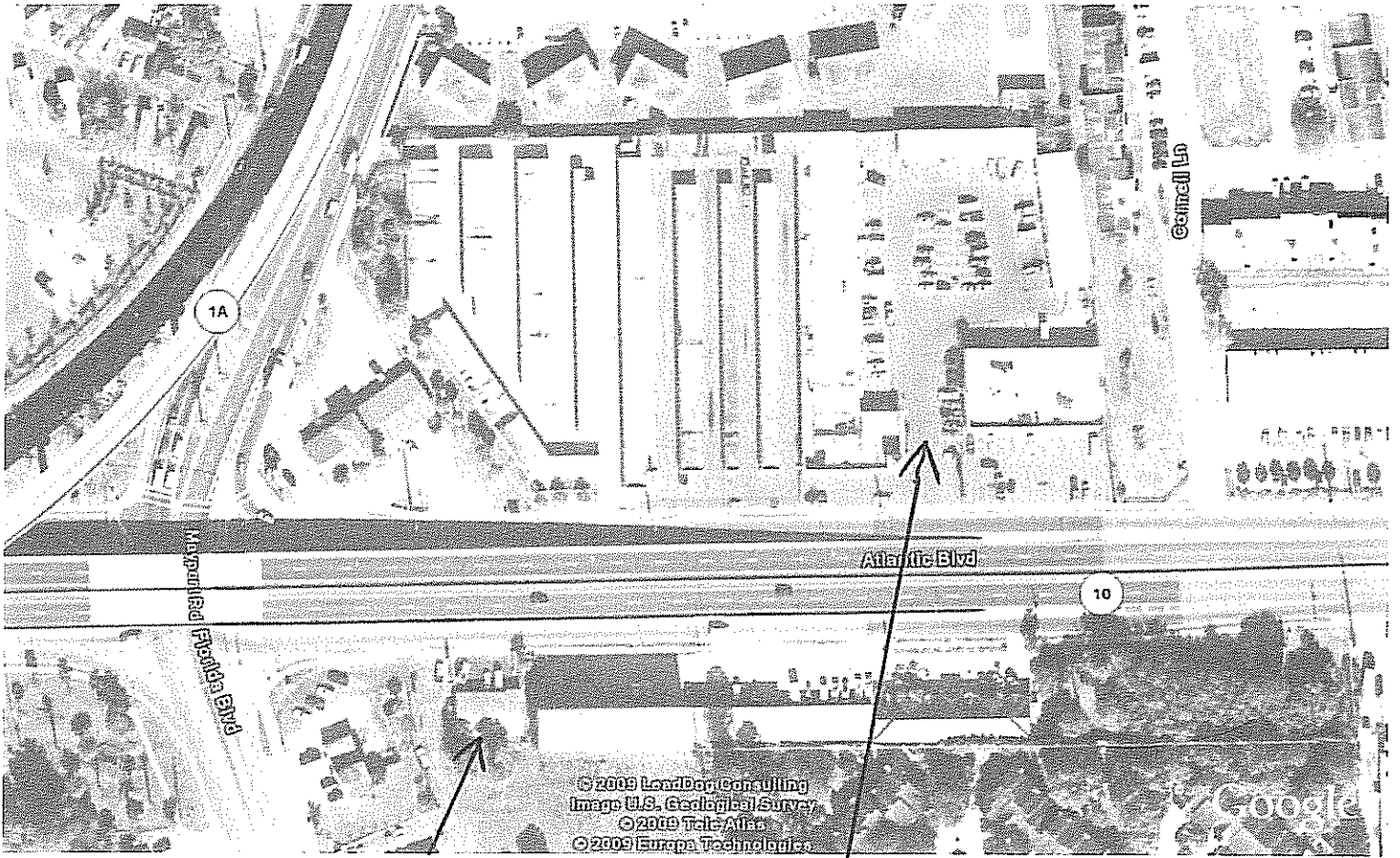
- Our Spray booth has a fire suppression system which automatically shuts down all spray equipment in case of fire as well as extinguish a fire. Thinners such as lacquer thinner, mineral spirits, & naphtha and wood stains & lacquers will be stored in fire safe cabinet. 100% of our waste is contained and then removed from site by an environmental service.

Realistically

- Of the three thinners mentioned, no more than 12 gallons combined are stored on site at any time and no more than 20 gallons of wood stain. Our local Ace Hardware will have as many as 30 to 40 gallons of those same thinners, along with more than 50 gallons of wood stain sitting on open shelves in the store.
- All of our waste is disposed of properly through an environmental waste collection service. Can the same be said at your house? Most of the products we use can be found in most every homeowners garage and chances are there not being used in proper ventilated areas and are being disposed down the drain, in the driveway, or picked up on trash day.

What This Means

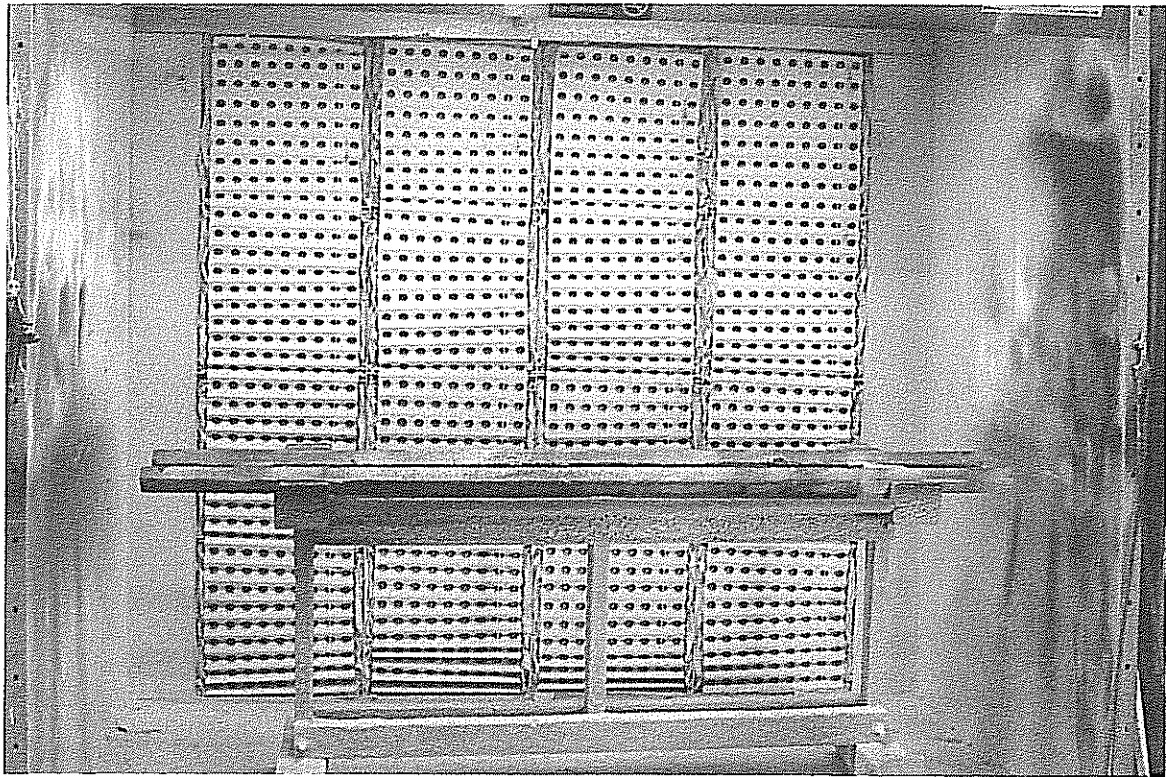
- The current location of our spray booth is at 1089 Atlantic Blvd. Literally right across the street. Moving it to our current location would improve our productivity and just make our job a little easier. We do not feel that this will have any kind of negative impact to nearby residents and to the City of Neptune Beach.



1935 Atlantic Blvd.
Neptune Beach

1089 Atlantic Blvd.
Atlantic Beach

The distance from our Atlantic Beach location,
to our Neptune Beach location is only a tenth of a mile.



PDRB08-01

PDRB08-01, ART PROJECT FOR 1501 ATLANTIC BOULEVARD: The Planning & Development Review Board recommended approval of the mural of the art project at 1501 Atlantic Boulevard with the condition that any new owner would need to reapply.

Moved by Pruette, seconded by Pardee.

Motion: TO APPROVE PDRB08-01, ART PROJECT FOR 1501 ATLANTIC BOULEVARD WITH THE CONDITION THAT ANY NEW OWNER WOULD NEED TO REAPPLY.

Councilor Weldon stated he would be voting "no" on the art project because he felt the mural was a commercial sign.

Roll Call Vote:

Ayes: 4 – Lee, Pardee, Pruette, Brown

Noes: 1 – Weldon

MOTION CARRIED

PDRB08-02

PDRB08-02, SPECIAL EXCEPTION FOR 1935 ATLANTIC BOULEVARD: A special exception application for a cabinet shop has been submitted by Florida Cabinet Distributors, for the property located at 1935 Atlantic Boulevard. The special exception was recommended for approval by the Planning & Development Review Board.

Moved by Pruette, seconded by Pardee.

Motion: TO APPROVE PDRB08-02, SPECIAL EXCEPTION TO OPERATE A CABINET SHOP FOR 1935 ATLANTIC BOULEVARD.

Mr. Mike Hesford, Vice President, Florida Cabinet Distributors, 1935 Atlantic Boulevard, explained there would be a retail showroom for modular cabinets along with a shop and equipment to modify the cabinets. There would be no chemicals or solvents on site. They have a dust collection system inside the building and may occasionally do some sanding.

Councilor Weldon clarified the special exception would be approved on the basis that no painting, staining, or use of solvents would be permitted in the building.

Roll Call Vote:

Ayes: 5 – Lee, Pardee, Pruette, Weldon, Brown

Noes: 0

MOTION CARRIED

Surplus

SURPLUS VEHICLE, 1997 CHEVROLET 2500 PICK UP, PUBLIC SAFETY DEPARTMENT

Moved by Pardee, seconded by Lee.

Motion: TO APPROVE THE SURPLUS OF 1997 CHEVROLET 2500 PICK UP FROM THE PULBIC SAFETY DEPARTMENT.

Roll Call Vote:

Ayes: 5 – Lee, Pardee, Pruette, Weldon, Brown

Noes: 0

MOTION CARRIED

Res. No. 2008-02

RESOLUTION NO. 2008-02: A RESOLUTION OF THE CITY OF NEPTUNE BEACH, FLORIDA STATING ITS DESIRE TO HAVE A SAFE WALKABLE COMMUNITY BY IMPROVING SAFETY FOR PEDESTRIANS ON THIRD STREET.

Moved by Niss, seconded by Arthur.

Motion: **TO RECOMMEND APPROVAL OF V09-01 WITH THE STIPULATION THAT THE PROPERTY OWNER MUST REMOVE CURRENT SIGN FROM THE RIGHT OF WAY AND NEW SIGN MEETING CODE MUST BE PLACED WITHIN PROPERTY.**

Roll Call:

Ayes 6–Bosco, Cole, Niss, Adler, Arthur, Chin

Noes: 0

MOTION APPROVED.

PDRB09-01 Application for a Preliminary Development Order as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for 110 Penman Road. The request is to add a second floor to the existing non-conforming building.

Moved by Adler, seconded by Niss.

Motion: **TO APPROVAL PDRB09-01 FOR THE PRELIMINARY DEVELOPMENT ORDER FOR KELLY BEECH FOR 110 PENMAN ROAD AND RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT ORDER TO CITY COUNCIL.**

Roll Call:

Ayes 6–Bosco, Cole, Doherty, Niss, Adler, Arthur, Chin

Noes: 0

MOTION APPROVED.

Applicant informed that their application would be forwarded to the City Council for final decision on March 2, 2009 and that applicant must attend this meeting.

PDRB09-02
Special Exception
for Paint Booth at
1935 Atlantic Blvd.

PDRB09-02 Application of Fritz and Juana Reinhardt, Mike Herford and Steven Suss D/B/A Florida Cabinet Distributors, Inc. for a Special Exception as defined by Division 9 of the ULDC and Table 27-226-1. The special exception would be to install a paint booth in an existing cabinet shop in the C-2 zoning. The location of the property is 1935 Atlantic Blvd.

Mike Herford and Steve Suss of Florida Cabinet Distributors made the presentation to the board. Due to the economy it is no longer feasible to have two shops. Will be closing the one in Atlantic Beach where they currently have the spray booth. The original idea was to use the Neptune Beach location as a show room for prefabricated cabinets which need to be modified, however this service never took off but business has been good for custom cabinets. The spray booth is typically used twice a month. Waste of materials and chemicals are picked up by a private contractor.

Chairperson Chin opened the public hearing, there being no comments the hearing was closed.

FINDINGS OF FACTS

- 1) The proposed use is consistent with the comprehensive plan;
 - Chin: In proper zone.
 - Arthur: Intended for commercial medium.
 - Niss: Business zoned C-2.
 - Adler: Commercial and will not exceed.
 - Bosco: Consistent with the comprehensive plan.

- 2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;
Chin: Right next to other similar businesses.
Arthur: Consistent with existing use area.
Niss: Business zoned C-2.
Adler: Consistent-existing users in the area-similar business nearby.
Bosco: It is compatible with the surrounding areas.
- 3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;
Chin: Per their info packet, will have minimal impact.
Arthur: Not as presented.
Niss: Impact contained in filter.
Adler: Disposal and solutions and ventilation adequate or require permit.
Cole: As presented.
Bosco: Minimum ventilation necessary as per package presented.
- 4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;
Chin: No change to these conditions.
Arthur: No will not change.
Niss: Inside BLP no impact.
Adler: No additional traffic or parking.
- 5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;
Chin: All the same usage.
Arthur: No same use.
Niss: Area developed out.
Adler: Surrounding businesses or residents are not prohibitive.
- 6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;
Chin: Per their info packet, they will control these impacts.
Arthur: Not as presented.
Niss: Fumes contained onsite and C-2.
Adler: Adequate ventilation will need to be done with permitting.
Bosco: Not hooked up to the city.
- 7) The proposed use would not overburden existing public services and facilities; and in this Code.
Chin: They are not hooked up.
Arthur: No.
Niss: No services required.
Adler: Keeps the business in our community.
Bosco: Not hooked up to the city.
- 8) The proposed use meets all other requirements as provided for elsewhere in the code.
Chin: Fire Marshal says ok.
Arthur: Yes.
Niss: All required codes met.
Adler: Fire marshal approval.

Made by Niss, seconded by Cole.

Motion: **TO APPROVE THE FINDING OF FACTS.**

Roll Call:

Ayes 6-Bosco, Cole, Niss, Adler, Arthur, Chin

Noes: 0

MOTION APPROVED.

Made by Adler, seconded Niss.

Motion: **TO APPROVE PDRB09-02 THE SPECIAL EXCEPTION TO OPERATE A PAINTING BOOTH AT 1935 ATLANTIC BLVD AS LONG AS ALL STANDARDS AND ENVIROMENTAL IMPACTS ARE MAINTAINED.**

Roll Call:

Ayes 6—Bosco, Cole, Niss, Adler, Arthur, Chin

Noes: 0

MOTION APPROVED.

Applicant informed that their application would be forwarded to the City Council for final decision on March 2, 2009 and that applicant must attend this meeting.

Next Meeting

March 17, 2009. Ms. Cole with be out of the country on this date.

Adjournment

There being no further business, the meeting adjourned at 7:18 p.m.

Kerry Chin, Chairperson

REQUIRED FINDINGS NEEDED TO ISSUE A SPECIAL EXCEPTION

Public Hearing Date: February 17, 2009

Applicant: Fla. Cabinet Distributors, Inc. Case # 09-02


Property Address: 1935 Atlantic Blvd.

Section 27-160. The planning and development review board may not recommend for approval a special exception unless it makes a positive finding, based on substantial competent evidence, on each of the following, to the extent applicable:

ALL MEMBERS MUST GIVE FINDINGS OF "YES" OR "NO"; YOU MUST JUSTIFY YOUR REASON.

Required Findings Section 27-160	Justification/Reason for Finding	Finding Yes/No
1) The proposed use is consistent with the comprehensive plan;		YES
2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;		YES
3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;	*AS PRESENTED	YES
4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;		YES
5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;		YES
6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;		YES
7) The proposed use would not overburden existing public services and facilities; and		YES
8) The proposed use meets all other requirements as provided for elsewhere in this Code.		YES

I, AMY N. COLE, based on the above findings, recommend (APPROVAL) or (DENIAL) of the Special Exception.



 Signature

REQUIRED FINDINGS NEEDED TO ISSUE A SPECIAL EXCEPTION

Public Hearing Date: February 17, 2009

Applicant: Fla. Cabinet Distributors, Inc. Case # 09-02

Property Address: 1935 Atlantic Blvd.

Section 27-160. The planning and development review board may not recommend for approval a special exception unless it makes a positive finding, based on substantial competent evidence, on each of the following, to the extent applicable:

ALL MEMBERS MUST GIVE FINDINGS OF "YES" OR "NO"; YOU MUST JUSTIFY YOUR REASON.

Required Findings Section 27-160	Justification/Reason for Finding	Finding Yes/No
1) The proposed use is consistent with the comprehensive plan;	<i>in proper zone</i>	<i>yes</i>
2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;	<i>right next to other similar businesses</i>	<i>yes</i>
3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;	<i>per their info packet, will have minimal impact</i>	<i>yes</i>
4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;	<i>no change to these conditions</i>	<i>yes</i>
5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;	<i>all the same usage</i>	<i>yes</i>
6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;	<i>per their info packet, they will control these impacts</i>	<i>yes</i>
7) The proposed use would not overburden existing public services and facilities; and	<i>They're not hooked up</i>	<i>yes</i>
8) The proposed use meets all other requirements as provided for elsewhere in this Code.	<i>fire marshal says ok</i>	<i>yes</i>

I, KERRY CHAN, based on the above findings, recommend (APPROVAL) or (DENIAL) of the Special Exception.

Kerry Chan

Signature

REQUIRED FINDINGS NEEDED TO ISSUE A SPECIAL EXCEPTION

Public Hearing Date: February 17, 2009

Applicant: Fla. Cabinet Distributors, Inc. Case # 09-02

Property Address: 1935 Atlantic Blvd.

Section 27-160. The planning and development review board may not recommend for approval a special exception unless it makes a positive finding, based on substantial competent evidence, on each of the following, to the extent applicable:

ALL MEMBERS MUST GIVE FINDINGS OF "YES" OR "NO"; YOU MUST JUSTIFY YOUR REASON.

Required Findings Section 27-160	Justification/Reason for Finding	Finding Yes/No
1) The proposed use is consistent with the comprehensive plan;	<i>yes for intended for Commercial medium.</i>	<i>Yes</i>
2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;	<i>Consistent with existing use in the area</i>	<i>Yes</i>
3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;	<i>not as presented to include general example</i>	<i>Yes</i>
4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;	<i>no would not change</i>	<i>Yes</i>
5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;	<i>No/same uses</i>	<i>Yes</i>
6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;	<i>not as presented to maintain context</i>	<i>Yes</i>
7) The proposed use would not overburden existing public services and facilities; and	<i>No</i>	<i>Yes</i>
8) The proposed use meets all other requirements as provided for elsewhere in this Code.	<i>Yes</i>	<i>Yes</i>

I, Richard Atha, based on the above findings, recommend (APPROVAL) or (DENIAL) of the Special Exception.

Richard Atha
Signature

REQUIRED FINDINGS NEEDED TO ISSUE A SPECIAL EXCEPTION

Public Hearing Date: February 17, 2009

Applicant: Fla. Cabinet Distributors, Inc. Case # 09-02

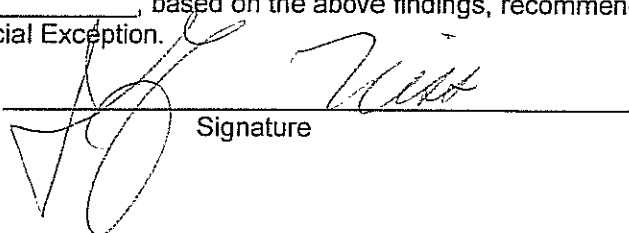
Property Address: 1935 Atlantic Blvd.

Section 27-160. The planning and development review board may not recommend for approval a special exception unless it makes a positive finding, based on substantial competent evidence, on each of the following, to the extent applicable:

ALL MEMBERS MUST GIVE FINDINGS OF "YES" OR "NO"; YOU MUST JUSTIFY YOUR REASON.

Required Findings Section 27-160	Justification/Reason for Finding	Finding Yes/No
1) The proposed use is consistent with the comprehensive plan;	BUSINESS ZONED LT	YES
2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;	" " "	YES
3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;	IMPACT CONTAINED IN FILTER	YES
4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;	INSIDE BLP NO IMPACT	YES
5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;	AREA DEVELOPED OUT	YES
6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;	FUMES CONTAINED ON SITE LT	YES
7) The proposed use would not overburden existing public services and facilities; and	- NO SERVICES REQUIRED	YES
8) The proposed use meets all other requirements as provided for elsewhere in this Code.	ALL GOOD MEET	YES

I, DANIEL NILES, based on the above findings, recommend (APPROVAL) or (~~DENIAL~~) of the Special Exception.


 Signature

REQUIRED FINDINGS NEEDED TO ISSUE A SPECIAL EXCEPTION

Public Hearing Date: February 17, 2009

Applicant: Fla. Cabinet Distributors, Inc. Case # 09-02

Property Address: 1935 Atlantic Blvd.

Section 27-160. The planning and development review board may not recommend for approval a special exception unless it makes a positive finding, based on substantial competent evidence, on each of the following, to the extent applicable:

ALL MEMBERS MUST GIVE FINDINGS OF "YES" OR "NO"; YOU MUST JUSTIFY YOUR REASON.

Standards as presented

Required Findings Section 27-160	Justification/Reason for Finding	Finding Yes/No
1) The proposed use is consistent with the comprehensive plan;	Commercial & will not exceed	Yes
2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;	Consistent w existing uses No other area - Similar business nearby	Yes
3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;	Disposal & Solutions & Ventilation Adequate	Yes
4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;	No additional traffic or parking	Yes
5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;	Surrounding Businesses or residents do not prohibit	Yes
6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;	Adequate Ventilation will need to be done with permitting	Yes
7) The proposed use would not overburden existing public services and facilities; and	Keeps the Business near community	Yes
8) The proposed use meets all other requirements as provided for elsewhere in this Code.	City Manager approval	Yes

I, Paullette Adler, based on the above findings, recommend (APPROVAL) or (DENIAL) of the Special Exception.

Paullette Adler
Signature

REQUIRED FINDINGS NEEDED TO ISSUE A SPECIAL EXCEPTION

Public Hearing Date: February 17, 2009

Applicant: Fla. Cabinet Distributors, Inc. Case # 09-02

Property Address: 1935 Atlantic Blvd.

Section 27-160. The planning and development review board may not recommend for approval a special exception unless it makes a positive finding, based on substantial competent evidence, on each of the following, to the extent applicable:

ALL MEMBERS MUST GIVE FINDINGS OF "YES" OR "NO"; YOU MUST JUSTIFY YOUR REASON.

Required Findings Section 27-160	Justification/Reason for Finding	Finding Yes/No
1) The proposed use is consistent with the comprehensive plan;	CONSISTENT WITH THE COMPREHENSIVE PLAN	YES
2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;	IT IS COMPATIBLE WITH THE SURROUNDING AREA	YES
3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;	MINIMUM VENTILATION NEC... AS PER PACKAGE RECOMMENDATIONS	YES
4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;	IT SHOULD NOT INCREASE TRAFFIC.	YES
5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;		YES
6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;	IT SHOULD NOT	YES
7) The proposed use would not overburden existing public services and facilities; and	NOT HOOKED UP TO CITY	YES
8) The proposed use meets all other requirements as provided for elsewhere in this Code.		YES

I, Todd A. Base, based on the above findings, recommend (APPROVAL) or (DENIAL) of the Special Exception.

Todd A. Base
Signature