

ATTACHMENT 1

EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.

The project, which includes widening of facility pavement and the addition of a one-way access on the west side of the building, is to achieve better operational movement for the Township Road District. Also included in the current improvements is the construction of a covered storage facility to be utilized for roadway maintenance materials.

The buildings noted for future use include additional equipment storage (approx. 3,850sf) in the southwest area of the site and a future addition to the existing administration building space (approx. 771sf) which is thought to include a multipurpose conference room for meetings. The future addition to the existing administration building noted above is anticipated to proceed with design, permitting, and construction in approximately five (5) years. The future additional equipment storage building noted above is anticipated to proceed with design, permitting, and construction in approximately ten (10) plus years.

The Road District facility has been opened and functioning on the property since 2009 (nearly 15 years). The proposed improvements are not anticipated to cause any detriment to, or endanger the public health, safety, and general welfare.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed improvements are intended to increase traffic maneuverability and site circulation for Road District heavy equipment drivers and salt deliveries. The improvements are not anticipated to be injurious to the use and enjoyment of other properties in the area, nor will the improvement diminish or impair property values in the surrounding area.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

The Township is currently working collaboratively with the City and Gorman (adjacent property owners and contractor purchaser) on access and other improvements. As such, development and improvement of the adjacent properties will not be interrupted or impeded by the proposed Improvements and will continue as normal.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

The use has been in place on the property since 2009. The proposed improvements are intended to help the site function better. Therefore, the modification of the existing conditional use will not be in conflict with the adopted comprehensive plan.