Memo

To: Planning Commission

From: Bryan Myrkle, Community Development Director

Date: July 6, 2018

Re: Class A Non-Conforming Use request – 660 Jefferson Street

The property at 660 Jefferson Street is at the corner of Jefferson and M-50 and includes a small garage or storage building. It was previously used as storage for an electrician, but that use was discontinued 15-20 years ago, and it has remained vacant since.

The applicant, Ken Densmore, is also an electrician, and has recently purchased the property hoping to use it again for the same purpose.

The structure and its former use are non-conforming, in that this is a residentially-zoned parcel of property. The building is believed to be in excess of 60 years old, and thus pre-dates local zoning regulation. There is no residential structure (house) on the property, only this garage.

Mr. Densmore can only use this building for his intended purchase if the Planning Commission approves his application for Non-Conforming Use. In order to do that, the Commission must consider whether the following conditions have or will be met by this use:

- The proposed use will be same type of use as the previous use which occupied the property.
- The proposed structure to be used will be a blighting influence on the neighborhood if not allowed to be occupied.
- Continuance of the use does not significantly depress property values of nearby properties.

- Continuance of the use would not be contrary to the public health, safety and welfare.
- Continuance of the use would improve on an existing non-conforming condition.

In reviewing the proposal, I believe the Planning Condition may be able to make these findings. Certainly, the long-term, continued existence of a vacant structure like this could lead to blight and loss of value. The proposed use is identical, and there appears to be no public health or safety concern.

There will be a public hearing at your meeting next Tuesday to gather input on this matter, and an opportunity to consider this application.