

Cascade Planning Commission Review CUP-07-01 granted on behalf of Lisa M. Van Getson, PIN: 74.11.22.070002

June 20, 2017

Review Summary: as of June 20, almost complete pending an onsite visit

Action Items: onsite visit

Follow up Items: Ms. Van Getson to archive water and septic results

Date For Next Review: June 2018

CUP -07-01	Comply	Not Comply	Comments
All employees including the applicant must reside on the parcel or the permit is not valid.	Yes		All practitioners are non-resident contract workers with the exception of the owner.
No more than a total of thirty (30) clients, patient or practitioners may use the property per day.	Yes		On average, 10 clients per day, but only part of the day. First Saturday of month is typically busiest day.
There shall be no more than five (5) treatment rooms located within the accessory structure.	Yes		Four upstairs rooms and one room downstairs in accessory structure (barn).
A result of a water test showing that the water supply meets current County standards.	Yes		Needs to be done annually, and keep file at business
Rest room facilities provided for customers, in the accessory building, and must be permitted by the township Septic Official.	Yes		Two restrooms are handicap accessible, one on each level , need a septic report every year.
No signage other than one non-illuminated sign measuring not more than one by one and one-half (1' x 1-1/2') feet in area shall be allowed.	pending	Yes	Light on Hermitage Farm sign needs to be removed.
At least 16 hard surface parking spaces must be provided.	Yes		Gravel surface is compliant
No overnight business sessions allowed.	Yes		
Hours of business shall not exceed 8:00 AM to 9:00 PM Monday through Saturday.	Yes		Encourage clients and others to leave promptly after 9:00 pm
Outside lighting shall be diffused or directed away from adjoining properties or public roads.	Yes		Parking lot and other outdoor lights are off at 10pm.
The Conditional Use Permit is not transferable.			No longer enforceable

The township officers or its staff shall be allowed to inspect the property during regular business hours.	Yes		A scheduled visit needs to be arranged including TCPA (Mr. Ihrke), Town Board Supervisor(s), Planning Commissioner(s) before finalizing this Compliance Review
No activity or storage outside of the accessory structure for the proposed use.	pending	Yes	Drumming circle needs to be in the accessory building
Review of Conditional Use Permit: The Conditional Use Permit includes, at the discretion of the Town Board, a periodic review to determine compliance with the conditions of the permit. The Town Board may also elect, upon adoption of an appropriate resolution following verification of a complaint that a condition has been violated to conduct a review of the permit. Said review shall only take place following written notice to the owner of the subject property and a duly noticed public hearing. Following such hearing, the permit may be amended based on changed conditions and experiences with the site	Yes		No formal complaints at this time. However, there may be a need to revise this CUP or prepare a new CUP to include the use of space in the 4-car garage for the preparation of floral arrangements for weddings, funerals, etc. Arrangements are made and sold by a niece/cousin and not associated with Hermitage Farm.
A "Certificate of Occupancy" must be issued by the Township Building Inspector prior to beginning the new use.	Yes		