

Since it appears that the Master Plan allows some type of future commercial endeavors in the Agricultural Zone, either in association with an existing use or as a potential standalone use, the Planning Commission will have to answer, among others, the following questions:

1. Would small restaurants be appropriate in some areas and in conjunction with certain uses? or
2. Should stand alone restaurants be allowed?
3. Will the use change the character of the area, especially properties immediately surrounding the property with the change of use?
4. Is the use contrary to the purpose and intent of the zoning district?
5. Will the roads be impacted such as to need upgrading to be safe and not degrade more quickly?
6. Will the use create more demand of Fire/Rescue and Police in terms of potential emergencies?
7. Will the use be able to operate long term without the need for public water and sewer?
8. Is the use primarily for local patrons or is it primarily for travelers?
9. What would be the maximum scale of the facility (Number of seats, size of building, etc.)?
10. Would the Health Department approve these uses?