

**BLAIR TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING – DECEMBER 4, 2003**

**A. CALL TO ORDER BY CHAIRMAN WOLF AT 7:00 pm**

**B. PLEDGE OF ALLEGIANCE WAS RECITED.**

**C. ROLL CALL: PRESENT :** WOLF, PAHL, BEARINGER, HEIM, WILLIAMSON, ZEITS, CLOUS. With the Zoning Administrator and 3 guests present.

**D. APPROVAL OF AGENDA:** Bearinger/Pahl MOVED TO APPROVE AGENDA. 7 AYES; **CARRIED**

**E. DECLARATION OF CONFLICT OF INTEREST:** NONE

**F. MINUTES OF NOVEMBER 5, 2003 REGULAR MEETING:** Mr. Heim noted that motion made in New Business Item #1 should read "...with the condition that the trailer is removed before construction begins. MOVED BY , Heim SUPPORTED BY Clous to accept the minutes of the November 5, 2003 meeting with the noted change made. 7 ayes: **CARRIED.**

**G. Correspondence:** None

**H. Unfinished Business:** Mr. Wolf requested that Old Business be relabeled to Unfinished Business.

**I. New Business:**

**(1) Public Hearing for Zoning Ordinance Amendment #104-96-03-03 Rezoning request by owner, Three Rivers Investment LLC, to rezone from AG to R-1 approximately 79.59 acres. Parcel #28-02-001-008-00, located at 545 Potter rd.** Public Hearing opened at 7:05pm.

Mr. Robert Boeve of 1717 Hoch rd, owner and manager of Three Rivers Investment LLC, owner of property spoke; he has farmed property for 13+ years and is concerned with traffic increase in area for continued farming practice. Plans to continue farming but would like to have it rezoned to prevent sprawl and to realize the full potential of the land in the future. He does not intend to develop the property in the near future. Speaking in opposition: Mr. Ipenburger, partner in the property directly to the East of Mr. Boeve, parcel located on Garfield, stated if Mr. Boeve was not going to develop in a year he should wait to rezone until such time as he is ready to begin that process. He also emphasized the option of cluster housing to prevent sprawl rather than rezoning. Rebuttal by Mr. Boeve: commented on the success of South Creek Development and the lack of success of a cluster concept in Elk Rapids. **Public Hearing closed 7:22 pm.**

**(2) Action on Public Hearing for Rezoning #104-96-03-03.** Board discussed the provisions of new master plan in this section and determined the request complies with the newly adopted Master Plan. **Motion by Bearinger/Zeits to recommend to Township Board to Rezone from AG to R-1 parcel #28-02-001-008-00 because the request is consistent with our Master Plan. 7 ayes; CARRIED.**

**J. Reports :** none.

**K. Any Other Business : (3) Discussion of proposed Zoning Ordinance changes.** Discussion was held regarding definitions and lot coverage. Planning Commission asked the Zoning Department to create another draft clearly indicating the changes and submit the draft for further Discussion at the next regular meeting.

L. **Public Input:** none.

M. **Adjournment:** at 8:40pm by Chairman Wolf.

Respectfully Submitted,  
Lisa M Jolly  
Acting Recording Secretary