

Blair Township Planning Commission

Minutes of Regular Meeting – Aug. 4, 2004

- A. Call to order by Chairman Wolf at 7:00 p.m.
- B. Pledge of Allegiance was recited.
- C. Roll Call with all members present and 14 guests.
- D. Approval of Agenda motion to move item H to item (4) of New Business by Pahl/Bearinger, 7 ayes.
- E. Declaration of Conflict of Interest none stated.
- F. Minutes of the regular meeting – 7-7-04 Motion to approve as presented by Pahl/Bearinger, 7 ayes.
- G. Correspondence Mr. Wolf stated a letter from Keith Nielsen had been received but did not pertain to the evenings business.
- I. New Business:
 - 1. Case SPR #04-08-01 Site plan review requested by H Cox & Sons for 34,800 square foot warehouse addition attached to existing industrial building. Parcel #28-02-007-010-00; 1402 Sawyer Road. Property located south side of US 31 S. Bil Crain with Andersen & Crain presented. Addition is proposed on the East side of the existing building 145' to the E, 240' deep. Proposing the first phase of an 80' x 240' addition this fall with the second phase anticipated being completed within 3 years of the first. Circulation of the site is as currently, exit only on Sawyer Road. Retention basin to be enlarged. Package has been discussed with the Zoning Administrator and meets the Ordinance. Landscaping to meet the Ordinance. Lighting to remain as is, if additional lighting is needed will be building mounted and will meet the Ordinance. Zoning Administrator stated phases can be approved tonight with no addition meetings necessary at a later date. Noted that one more tree is needed to meet the requirements. Motion to approve Case SPR #04-08-01 because it meets Section 21.03, all the standards of approval 1 through 10 by Pahl/Bearinger. Heim questioned the inclusion of a time line... Motion amended to include: approval is for three years or this date of 2007 and project is to meet all standards of the Ordinance at that time by Pahl/Bearinger. 7 ayes.

2. Public Hearing – Zoning Ordinance Amendment #104-96-04-02 to Article 16, Section 16.06 (a) Keeping of Animals, to remove wording of item 3 (a). Public Hearing Opened at 7:18 p.m. The Zoning Administrator presented. The above listed paragraph is interpreted as being restrictive to property owners due to the fencing requirements. This amendment is to remove the paragraph from the Ordinance. Kelly Lemcool, 4677 Norton Road spoke in support of the Amendment as a landowner who is paying for property she can't currently use. No one spoke in opposition. Public Hearing closed at 7:23 p.m.
3. Action on Public Hearing: Motion to recommend to the Town Board to adopt the Zoning Ordinance Amendment #104-96-04-02, Article 16.06, item 3 (a) by Pahl/Bearing. 7 ayes. Action on this will probably be at the September board meeting.
4. [Formerly item H] Unfinished Business – continued discussion of new Zoning Ordinance: Suzanne Kelley participated/lead the discussion of residential zoning districts as depicted on the map. Discussion included lot size and supporting infrastructure and site development standards in relation to density and zoning districts. Extensive discussion of the need for several residential zoning districts as opposed to only one with density directed by infrastructure and our responsibility as a Planning Board to the property owners of the township. Discussion to continue at September meeting.

J. Reports: none

K. Any Other: none

L. Public Input: none

M. Adjournment: 9:12 p.m.

Respectfully Submitted,

S. L. King, Recording Secretary