

BLAIR TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING – October 13, 2004

Chairman Wolf called the regular meeting of the Blair Township Zoning Board of Appeals to order at 7:00 p.m. at the Township Hall. All members and 7 guests were present. Pledge of Allegiance was recited.

Approval of Agenda Weathers/McGee moved to approve as presented. 7 ayes.

Declaration of Conflict of Interest none

Minutes of September 8, 2004 regular meeting Under New Business (1) section cited in motion should read Section 20.11; line 4 of item (1) “building mounted on the NORTH east corner...” Lombard/Sanford moved to accept as corrected. 7 ayes.

New Business

- (1) **Case #04-08 Variance requested by Steven Campeau, owner of Flood Fighters, to conduct a modified home occupation in a detached garage. Property located at 10 S. Rusch Rd.; parcel #28-02-002-001-30.** Steve Campeau, owner and Don Bonner, employee were present to answer questions and present the case. Would like to continue to operate business at current location. Has been in business in Blair Twp. since 1976; 15 years at Chum’s Corners, 8 years on Hoch Road, now at Rusch and Potter. Anticipates another 3 – 6 years in this location before able to move to commercial location. Discussion by the Board of the zoning: Residential or Agricultural. Mr. Campeau leases the property from Mr. & Mrs. Boeve; renews lease yearly, expires in January of 2005. Live in the home and use the attached garage for personal use. All business related items are in the detached 1600 sq. ft. pole building. Mr. Campeau stated he’s come to the Board for a variance as the followup to a discussion with the Zoning Administrator. The business owns four vehicles, some are outside at night and some are inside. Mr. Weathers stated this variance is before the Board due to complaints of the number of employees the business has and cars being parked along Rusch Road, neither of which are permitted in the Zoning Ordinance. He then listed requirements of Section 18.23 regarding Home Occupations: shall employ no more than 1 employee not of the household – Flood Fighters has 6 employees; no more than 25% of the structure is used for business – with a 1600 sq. ft. building being used, it is more than 25%; no outward appearance of a business other than a sign – vehicles parked outdoors; not detrimental to the character of the area and does not create a parking hazard; vehicles parking on Rusch Road would create a parking hazard. Mr. McGee questioned if an expiration date could be put on the variance; Wolf stated no, it runs with the property. Mr. Weathers questioned not having any letters of complaint, only letters of support included with the application packet. Mr. Sanford stated Mr. Campeau is in effect asking for 4 variances in relation to the Home Occupation section of the ordinance and there are also areas of Section 24.03 that are being violated. Mr. Fleis agreed with Mr. Sanford and hoped that Mr. Campeau could understand the enormity of the request. Gary Michels, Rusch Road a neighbor, stated he has no complaints, the site is pretty quiet, only occasionally has he seen the vans come or go to the property, place is very neat. Questioned why, if it was such a problem, the complainant wasn’t at the meeting. Board discussed extensively. *Weathers /McGee moved to table Case #04-08 until next month so the Board could satisfy the zoning question and have input from the Zoning Administrator. Discussion, 7 ayes.*

(2) Case #04-09 Variance requested by owner Donald Snyder, to construct shed, residential in a commercial district, and to reduce distance between buildings from 10 feet to five feet. Property located at 2522 M-37S, parcel #28-02-017-018-00. Mr. & Mrs. Snyder presented: would like to build a new shed, 12 x 16 (192 sq. ft), five feet from existing 14 x 20 shed. Discussion of fire hazard with surrounding pine trees, other locations for the shed. Section 16.01 item 4 discusses number of feet from the main structure, doesn't address number of feet between additional structures. Board discussion. *Weathers/Sanford moved to grant the variance request for Case #04-09 under Section 23.09, preferred class, because the use doesn't adversely effect the health, safety, and welfare of the area, it's more than 10 feet from the main dwelling, there's no apparent problem with fire protection and it meets the criteria of Section 23.09. 7 ayes.*

Any Other Business Mr. Sanford suggested a review of the fees for meetings. Would suggest there could be a gradient scale for more fairness.

Public Input none.

Motion to adjourned at 8:27 p.m. LombardWeathers

Respectfully submitted,

Sally King, Recording Secretary