

BLAIR TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – JUNE 1, 2005

- A. **CALL TO ORDER:** The regular meeting of the Blair Township Planning Commission was called to order at 7:00 pm by Chairman Wolf.
- B. **PLEDGE OF ALLEGIANCE:** was recited
- C. **ROLL CALL:** All seven members of the Planning Commission were present; **Bearinger, Lowe, Clous, Williamson, Heim, Zeits, and Wolf.** Also present were the Zoning Administrator and 4 guests.
- D. **APPROVAL OF AGENDA: Motion by Bearinger/Lowe to approve agenda**
7 yeas – 0 nays motion carried
- E. **DECLARATION OF CONFLICT OF INTEREST:** none stated
- F. **MINUTES:** Regular Meeting April 20, 2005

Motion by Heim/Bearinger to approve with the following changes:

Page 7: Commission member Heim’s comment stating “that if the commission were considering this as a new business, it probably would not be approved based on the current Zoning Ordinance” should read “based on the purposed Zoning Ordinance”.

Page 18: Roll Call Vote on motion to increase number of race days from 10 to 16 should be 4 ayes – 2 nays.

- G. **CORRESPONDENCE:** None
- H. **UNFINISHED BUSINESS:** Reconsideration of **Case # SU/SPR 05-04-01 FLOODFIGHTER’S** at the request of the township board to establish a contractor’s yard in the AG district. Parcel #28-02-002-001-30. Property located at 10 Rusch Rd. S.

At this time, the Zoning Administrator updated the Planning Commission on the decision of the Township Board to have this case reconsidered by the Planning Commission. The Township Board felt that there was confusion regarding the conditions that could be placed on the Special Use Permit. The Zoning Administrator explained that the action taken on this request should be based on the old Zoning Ordinance, which was in effect at the time the request was made. Chairman Wolf stated that whatever the Planning Commission decides, the case will still go back to the Township Board for approval, disapproval, or approval with conditions.

Commission member Clous stated that this case needs to be decided based on the Standards for Approval in Section 22.04, items A through G of the Zoning Ordinance. There was discussion among the commission members regarding these standards.

At this time the Planning Commission heard public input in favor of Floodfighter’s.

Motion by Bearinger/Lowe to recommend approval of Case #SU/SPR 05-04-01 by the Township Board with the following conditions:

- 1.) **All equipment and materials to be stored inside.**
- 2.) **No expansion of the business at this location.**
- 3.) **No semi trucks in or out of property.**
- 4.) **Only two business vehicles parked outside.**
- 5.) **Special Use Permit is for Floodfighter’s or same type of business only.**
- 6.) **Site is to be brought into compliance with Zoning Ordinance.**

Commission member Clous stated that discussion needed to heard on each item A through G of Section 22.04 of the Zoning Ordinance. The Zoning Administrator also referred the Planning Commission to the Master Plan. Commission member Clous read item A, discussion was heard. Commission member Clous read item B, discussion was heard, and so on through item G.

Roll Call Vote:	Clous	-	nay	
	Williamson	-	nay	
	Zeits	-	nay	
	Heim	-	nay	
	Lowe	-	yea	
	Bearinger	-	yea	meets standards A-G of Section 22.04
	Wolf	-	yea	items A, B, C can be interpreted
				differently by each individual

4 nay – 3 yea motion denied

I. NEW BUSINESS: None

J. REPORTS: None

K. ANY OTHER BUSINESS: The Zoning Administrator informed the Planning Commission that they have been asked to take into consideration Blair Township Sexually Oriented Business Ordinance #115-05, which is a recently adopted Police Power Ordinance. The Zoning Administrator explained that this Ordinance does not require Planning Commission review, however if the Planning Commission adopts it as a standalone ordinance, it will be more difficult to overcome in court. This will come in front of the Planning Commission within the next 30-60 days.

The Zoning Administrator also updated the commission on **Case #05-03 Fantasies**, stating that a permit has been reissued.

Commission member Clous recalled a previous meeting where there had been discussion on changing racetracks (Bay Racing) from the Ag district to Commercial zoning. Commission member Clous asked that this be put on the agenda for next month's meeting. Commission member Clous also brought up the decibel rating difference between the Ag and Commercial districts. It was decided that this would be put on the agenda as "housekeeping" item with any other housekeeping items that the commission finds after having this month to review the new Zoning Ordinance.

L. PUBLIC INPUT: See above.

M. ADJOURNMENT: Adjourned by Chairman Wolf at 8:25 pm.

Respectfully submitted,

Lynette Ferman
Recording Secretary