

**BLAIR TOWNSHIP PLANNING COMMISSION  
MINUTES OF REGULAR MEETING – NOVEMBER 3, 2004**

- 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. **EXCUSED: \_\_0**  
The Zoning Administrator, Suzanne Kelley of Gosling Czuback and two (2) guests were present.
- D. **APPROVAL OF AGENDA: Pahl / Heim** MOVED TO APPROVE AGENDA. With **H** and **I** switched  
**7\_ AYES; CARRIED**
- E. **DECLARATION OF CONFLICT OF INTEREST:** NONE
- F. **MINUTES OF October 6, 2004 REGULAR MEETING:** MOVED BY Pahl, Supported by Zeits to accept the minutes of the October 6, 2004 meeting as presented. **7 ayes: CARRIED.**
- G. **Correspondence:** 2 - regarding ordinance.

**I. New Business:**

**(1) Public Hearing for Zoning Ordinance Amendment #104-96-04-04 Rezoning request by owner Clinton Lon Kinney, to rezone from C-1 Local Commercial to C-2 General Commercial Parcel #28-02-007-011-00 located at 5488 US 31 S.**

**Chairman Wolf gave the rules of a Public Hearing.**

\*Public Hearing opened at 7:04 pm.

Lon Kinney of 28 W Silver Lake rd spoke stating he wants to rezone with the intention of establishing "Mr Jeep" on the property. This is the first step of the process to establish a jeep 4x4 retail /customizing shop.

Board discussion of Master Plan zoning.

David Reed of 4651 Lemcool rd spoke and asked questions on specifics on Mr Jeep business.

Mr. Kinney replied that was contingent on the response of the Board to both the rezoning request and the second step, which is the special use process.

\*Public Hearing closed at 7:18 pm.

**Motion by Bearinger, supported by Zeits to recommend approval to the Townboard to rezone parcel #28-02-007-011-00 ; 5488 US 31 S with the legal description as published in the Public Hearing notice to be rezoned from C-1 local Commercial to C-2 general Commercial.**

**7 ayes – CARRIED**

**H. Unfinished Business:** Zoning Ordinance

Suzanne Kelley of Gosling Czuback spoke in regards to the Zoning Ordinance. She made mention of the meeting on Thursday October 21<sup>st</sup> with Clous, Heim, Pahl, and the Zoning Administrator. There was a great amount of work that was accomplished that day in regards to the Zoning Ordinance, including several maps delineating the Zoning Districts. We are all grateful to Mr. Clous' for his generous offer.

Chairman Wolf acknowledged the correspondence in regards to the Zoning Ordinance. \*see attached

The Board discussed the Agricultural district, and the changes which Suzanne handed out regarding the combining of the Residential Districts as well as the Commercial/Industrial District. Further changes were discussed. With Suzanne to implement and put together for distribution at the next regular meeting. She also mentioned we may have a complete draft by the next meeting, with the possibility of taking the new ordinance to the first of two public hearings in the process of adoption.

**J. Reports:** NONE

**K. Any Other Business:** NONE.

**L. Public Input:** NONE.

**M. Adjournment:** Motion to adjourn Pahl/Bearinger at **10:00 pm** 7 ayes - CARRIED

Respectfully Submitted,

Lisa M Jolly  
Acting Recording Secretary