

**BLAIR TOWNSHIP PLANNING COMMISSION**  
***REGULAR MEETING – November 2, 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:** Six members of the Planning Commission were present; **Duell, Clous, Williamson, Heim, Zeits, and Wolf. Lowe was excused.** Also present were the Zoning Administrator and 13 guests.
- D. **LIMITED PUBLIC INPUT:** None
- E. **APPROVAL OF AGENDA:** Motion by Wolf/Williamson to move item “H. CORRESPONDENCE” to item “L. ANY OTHER BUSINESS” on the agenda.

6 yeas – 0 nays motion carried

- F. **DECLARATION OF CONFLICT OF INTEREST:** None stated.
- G. **MINUTES:** Motion by Williamson/Zeits to approve minutes of regular meeting September 7, 2005.

6 yeas – 0 nays motion carried

- H. **CORRESPONDENCE:** To be discussed under item “L. ANY OTHER BUSINESS”.
- I. **UNFINISHED BUSINESS:** None
- J. **NEW BUSINESS:**

1. **Public Hearing for special use SU/SPR #05-11-01 requested by Sunshine State Motorcars LLC to establish a used auto sales facility. Property located at 1061 Stepke Ct.; Parcel #28-02-695-001-00.**

Chairman Wolf explained the procedure for public hearings.

**Open Public Hearing 7:05 pm**

Mr. Robert Walsh, Suttons Bay, explained that his plan was to sell high line, pre-owned cars at this location. Most vehicles would be on display inside the building, but during the spring and summer some vehicles would be outside. There would be no service performed on the vehicles at this location.

There was no public input either for or against.

**Close Public Hearing at 7:13 pm**

Discussion was heard among the Commission Members regarding landscaping, signage, etc.

**2. Action on Public Hearing:**

**Motion by Wolf/Zeits to recommend approval of Special Use Case #SU/SPR 05-11-01 to the township board, with the conditions that all requirements of the ordinance are met.**

6 yeas – 0 nays motion carried

**3. Site Plan Review Case #05-11-01 requested by EC & S Engineering to establish a 33 unit residential site condominium “The Meadows” on S. Rusch Rd.; North of Rusch Rd. southwest of Garfield. Parcel #28-02-001-004-00. Approximately 35 acres.**

Mr. Garth Greenan, owner of EC & S Engineering presented the Site Plan. Mr. Greenan and Keith Dowd, designer on the project, answered questions from the commission members, and the audience. Public input was heard.

**Motion by Clous/Zeits to approve Site Plan Review Case #05-11-01 as it meets the intent of section 21.03 of the Zoning Ordinance.**

**5 yeas – 1 nay motion carried**

**4. Public Hearing Amendment #104-05-11-01 RN Residential Neighborhood Section #6.06 to reduce the side setback from fifteen to ten feet, including subsequent changes to sections 15 & 16.15.**

**Open Public Hearing 7:57 pm**

The Zoning Administrator explained that when the new Zoning Ordinance was presented it stated a fifteen foot side setback was required, it should have actually stated the same side setback as the old Zoning Ordinance, which was ten feet.

There was no public input either for or against.

**Close Public Hearing 8:00 pm**

Discussion was heard among commission members.

**Motion by Williamson/Clous to recommend approval of Amendment #104-05-11-01 to the township board.**

**6 yeas – 0 nays motion carried**

**K. REPORTS: none**

**L. ANY OTHER BUSINESS:**

- 1. Letter from Dan Thorell at Grand Traverse County Health Department regarding the planning commission’s decision to direct the Zoning Administrator to issue land use permits for home construction in approved developments, simultaneously with construction of infrastructure. Mr. Thorell wrote that allowing this could cause unnecessary problems which could lengthen the building process and cost money. The planning commission directed the Zoning Administrator to make clear to Mr. Thorell that this was to take place in “approved developments” only.**
- 2. Green Lake Township Master Plan Amendment notification.**
- 3. Information on Planning Commission and Planning Officials from the Zoning Administrator.**

**M. PUBLIC INPUT: None**

**N. ADJOURNMENT AT 8:27 pm**

Respectfully submitted,

Lynette Ferman  
Recording Secretary