

BLAIR TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 7, 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; **Duell, Lowe, Clous, Williamson, Heim, Zeits, and Wolf.** Also present were the Zoning Administrator and 8 guests.

D. **APPROVAL OF AGENDA: Motion by Wolf/Zeits to move items 7,8 and 9 to the beginning of the agenda.**

7 yeas – 0 nays motion carried

E. **DECLARATION OF CONFLICT OF INTEREST:** None stated

F. **MINUTES: Motion by Williamson/Zeits to approve minutes of the August 3, 2005 regular meeting.**

7 yeas – 0 nays motion carried

G. **CORRESPONDENCE:** None

H. **UNFINISHED BUSINESS:** None

I. **NEW BUSINESS:**

At this time Chairman Wolf explained the procedure for a Public Hearing.

7. Public Hearing Case #SU 05-09-01 Special Use requested by Cornwell Callahan Architects to establish a bank with a drive-thru (3 lanes). Property located at 4205 US 31 S. Northwest corner of Menard's property, directly across from Glen's Market. Parcel #28-02-008-001-12.

Open Public Hearing at 7:05 pm

Bob Cornwell of Cornwell Callahan, representing Northwest Bank answered questions from the Planning Commission regarding traffic flow, the property marked for future development, and the site plan.

Art Schmukal, who owns the adjoining property, is in favor of the request, provided that trees be planted to act as a screen between the properties.

Close Public Hearing at 7:32 pm

Discussion was heard among the Commission Members.

8. Action on Public Hearing:

Motion by Williamson/ Lowe to recommend approval of Special Use Case #SU 05-09-01 as it meets the standards for approval in section 22.04 items 1 a through g of the Zoning Ordinance.

7 yeas – 0 nays motion carried

Motion by Williamson/Zeits to approve Site Plan Review for Case #SU 05-09-01.

6 yeas – 1 nay motion carried

- 9. Site Plan Review Case SPR #05-09-01** To establish a Walgreen's Store. Property located at 1029 M-37 S., formerly Chum's Party Store, southeast corner of Chum's Corners. Parcel #28-02-009-009-10.

Mark Drain with Rogovoy Architects presented the Site Plan. Mr. Drain then answered questions from the Planning Commission and audience.

Motion by Lowe/Zeits to approve Case #SPR 05-09-01 as it meets the standards for approval in section 21.03 of the Zoning Ordinance, and it is consistent with the Township Master Plan.

7 yeas – 0 nays motion carried

- 1. Public Hearing** – Zoning Ordinance Amendment #104-05-08-01 Addition(s) to Article #9 MH – Manufactured Home District.

Open Public Hearing at 8:15pm

The Zoning Administrator explained that prior to adopting the new Zoning Ordinance, the Planning Commission had discussed copying the RN district permitted uses, site plan uses, and special uses to the Manufactured Home district. This was not done prior to drafting the new Zoning Ordinance. The township received three phone calls in support of this amendment.

Close Public Hearing at 8:18pm

- 2. Action on Public Hearing**

Motion by Clous/Zeits to recommend approval of Amendment #104-05-08-01 to the Township Board.

7 yeas - 0 nays motion carried

- 3. Public Hearing** – Zoning Ordinance Amendment #104-05-08-02. Addition to Article #10 CM – Commercial Manufacturing District.

The Zoning Administrator explained that the Planning Commission had decided to add Special Use #5 in the Ag District to Special Use in the Commercial District.

Open Public Hearing at 8:20 pm

Close Public Hearing at 8:26pm

- 4. Action on Public Hearing**

Motion by Lowe/Zeits to recommend approval of Amendment #104-05-08-02 to the Township Board.

7 yeas – 0 nays motion carried

- 5. Public Hearing** – Zoning Ordinance Amendment #104-05-08-03. Correction to Zoning map on Parcels #28-02-005-029-01, 28-02-005-029-04, RN to CM District and 28-02-005-030-00 CM to RN District.

Open Public Hearing at 8:31pm

Close Public Hearing at 8:32pm

6. Action on Public Hearing

**Motion by Lowe/Zeits to recommend approval of Amendment
#104-05-08-03 to the Township Board.**

7 yeas - 0 nays motion carried

J. REPORTS – none

K. ANY OTHER BUSINESS

1. By Laws - Regarding Conflict of Interest

Will continue discussion after further information is received.

2. Setbacks in Subdivisions – Schedule Public Hearing

Planning Commission directs Zoning Administrator to issue land use permits for home construction in approved developments, simultaneously with construction of infrastructure.

L. PUBLIC INPUT - Art Schmukal spoke in favor of Case #SU 05-09-01

M. ADJOURNMENT AT 9:05 pm

Respectfully submitted,

Lynette Ferman
Recording Secretary