

**BLAIR TOWNSHIP BOARD OF TRUSTEES**  
**Regular Meeting**  
**September 12, 2006**  
**Approved**

**CALL TO ORDER:** The Regular meeting of the Blair Township Board of Trustees was held at 6:00 pm on September 12, 2006 at the Township Hall.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**ROLL CALL:** Members: Rademaker, Fleis, Tharp, Pahl, Lowe, Clous and Nowak were present. There were 21 guests in attendance along with the Fire Chief Jim Carroll.

**LIMITED PUBLIC INPUT:** Walter Bogucki of South Creek requested that the Treasurer's Report be pulled.

**APPROVAL OF AGENDA:** Motion by Rademaker supported by Fleis to accept the agenda with change. Add Letter (L) Resignation Letter and under Old Business add Lesco Company. 7 yeas, Motion carried.

**PRESENTATIONS/SPECIAL REPORTS:**

**County Commissioner Report:** Not present.

**Sheriff's Report:** Deputy Opper was on a call no report available.

**Commercial Sewer Update:** Not available.

**ANNOUNCEMENTS/CORRESPONDENCE:** Letters were received from residents concerning the PUD on Hoch and Keystone Rd.

**CONSENT CALENDAR:** Motion by Tharp supported by Lowe to accept the Consent Calendar with change: to pull the Treasurer's Report. To approve the following: to pay the Township General fund vouchers # 23401-23523, the Ambulance fund vouchers # 9133-9216, the Fire fund vouchers # 5877-5893, the Trust & Agency Fund vouchers # 1231-1236 for a grand total of \$162,528.45. To approve the Sewer Working Account Voucher # 1021-1023, the Water fund assessment account voucher # 1142 and the Water fund working account vouchers # 2169-2186 for a grand total of \$29,738.07. To approve the Regular Meeting Minutes for August 10, 2006 and the Special Board Meeting Minutes of August 14, 2006. To accept the EMS, Fire, Assessing, Zoning and Supervisor's report for the month of August. Roll Call Vote: Tharp, Lowe, Rademaker, Pahl, Clous, Nowak, Fleis, 7 yeas, Motion carried.

**Motion by Rademaker supported by Clous** to not accept the Treasurer's report for the month of August. The balances are different on the reports given to the board and there is a \$12,000.00 discrepancy between the Clerks and Treasurers balance. Roll Call Vote: Fleis yea, Rademaker yea, Clous yea, Pahl yea, Nowak nay, Lowe yea, Tharp yea, 6 yeas, 1 nay Motion carried.

**OLD BUSINESS:** Mitch Fannon of Lesco is asking a waiver to the Township International Fire Code Ordinance for his establishment for he had his site plan review approved prior to the IFC. **Motion by Fleis supported by Nowak** to grant Lesco the waiver of the Blair Township Section of the International Fire Code Ordinance due to the effect the site plan was approved prior to the adoption of the IFC. Roll Call Vote: Fleis yea, Nowak, yea, Rademaker Nay, no documents were presented showing approval, Pahl yea, will supply the documents showing the board the approval, Lowe nay, Tharp yea, Clous yea, 5 yeas, 2 nays, Motion carried.

**NEW BUSINESS: Motion by Fleis supported by Lowe** to install the sewer pipe where we already have the easement at Fantasy's. Roll Call Vote: Fleis yea, because we already have an existing easement, Lowe yea, Clous, yea, Pahl, yea, not forthcoming, would incur more expense and do not want to delay the project any longer, Rademaker yea, for the same stated reasons, Tharp yea, for the same reasons. Nowak nay, collaboration should be pursued first. 6 yeas, 1 nay, Motion carried.

**Motion by Fleis supported by Tharp** to grant the request for payment on application # 10 to Elmer's in the amount of \$254,577.79. Roll Call Vote: Lowe, Tharp, Fleis, Nowak, Rademaker, Clous, Pahl, 7 yeas, Motion Carried.

**Motion by Tharp supported by Fleis** to grant the request for payment on Invoice # 53556 in the amount of \$35,060.34 to Gosling Czubak. Roll Call Vote: Pahl, Fleis, Tharp, Clous, Nowak, Lowe, Rademaker, 7 yeas, Motion carried.

The Supervisor informed the Public on the rules for speaking at a Public Hearing. The Clerk informed the public that proper notice of the Public Hearing was published in the Traverse City Record Eagle on August 26, 2006 and the mailing notices were mailed to owners within the proposed area on August 25, 2006. There were no letters or comments for or against the Special Use Request on the Case # SU/SPR 06-08-01, Parcel # 28-02-695-001-00 located at 1061 Stepke Ct., Traverse City, MI 49684. Public Hearing opened at 7:16 p.m. Mr. Bill Matthews is seeking to establish an Auto Repair Facility. There were no comments for or against. Public Hearing closed at 7:22 p.m. **Motion by Lowe supported by Tharp** to grant the Special Use Permit for Case # SU/SPR 06-08-01 to establish an Auto Repair Facility located at 1061 Stepke Ct., Traverse City, MI 49684 for it meets the Standards for approval in Section 22;04, items A-G. Roll Call Vote: Fleis yea, Rademaker yea, Pahl yea, it meets Sec 22:04 A-G, Lowe yea, Tharp yea, Nowak yea, Clous, yea, based on the approval of the planning commission. 7 yeas, Motion carried.

The Supervisor informed the Public on the rules for speaking at a Public Hearing. The Clerk informed the public that proper notice of the Public Hearing was published in the Traverse City Record Eagle on August 25, 2006 and the mailing notices were mailed out to the owners within the proposed area on August 25, 2006. There were letters received as follows: Grand Traverse County Department of Public Works does not object to the proposed PUD. The proposed development will be located less than 2000 feet from the site of a waste water treatment plant. Nancy Fitzpatrick is asking the Board to deny the request for the special use permit for it could damage the pristine environment and rural setting of the Boardman River Valley. John Dittmer is asking the board not to allow the special use permit; he believes it will create chaos for the residents and several recreational areas adjacent to the property. South Creek Condominium Association is asking the Board to deny the granting of the special use permit. The development should not have urban or suburban characteristics, the PUD does not fit in this area. Ralph VonWalthausen is asking the Board to deny the special use permit. The master plan for the county should be followed. Walter Bogucki is asking the Board to deny the request for the PUD for it does not meet the master plan and it will begin to destruct the valley where it needs to be preserved. Dennis Fitzpatrick is requesting the Board to deny the special use for Brickyard Estates. In the Master Plan it calls for preserving this part of Keystone area. Peter Reed is disappointed with the approval process regarding the proposed development. Public Hearing opened at 7:26 p.m. Dan Wagner from Gourdie-Fraser and Jack Erickson owner of the Property made a presentation on the Brickyard Farms Estates (PUD) located at the South East corner of Keystone and Hoch Road. Roseannah Keith question if every home would have their own well. Dennis Fitzpatrick agrees the homes are great, but the unknown on the commercial property is the question. Not opposed to growth. Walter Bogucki this is the first PUD for Blair Township; the Board should take a look at the Master Plan and Master Deed. Peter Reed has been a neighbor to the property for 24 years, opposes the commercial aspect of the development. Mr. Boersma would like to keep the residential neighborhood; the Board should look at the amendments from the South Creek Association. Public Hearing closed at 8:10 p.m. Mr. Wagner is asking for approval of the PUD. It has already gone through the Planning Commission and he assures the Board of Trustees that when the Commercial lots are developed they would have to go through the process before they can be developed.

Recess: 8:40 p.m.

Reconvene: 8:50 p.m.

**Motion by Fleis supported by Clous** to deny the request for the Special Use Permit Case # 06-07-01 parcel # 28-02-003-005-00 as it does not meet the Standards for Approval in Section 22.04 A through G. Nowak yea, Because of the Master Plan. Clous yea, it does not meet the standard for approval in Section 22.04, Fleis yea, it is not harmonious with the adjacent properties and does not comply with the master plan and it will be disturbing to the existing neighbors, Pahl yea, the Planning Commission Board and the applicant missed the Street & Trail Connectivity Sec. 16.13 of the Ordinance and it does not meet the Standard of Approval in Section 22.04 A through G, Tharp yea, for the same stated reasons, Lowe nay, believes it does meet the standard for approval in Section 22.04. 6 yeas, 1 nay, Motion carried.

**Motion by Tharp supported by Clous** to sign the Easement Agreement Between Blair Township and Midwest Tower Partners, LLC, d/b/a/ Liberty Towers. Roll Call Vote: Tharp yea, Rademaker yea, Clous yea, Pahl yea, Fleis yea, Nowak yea, Lowe yea, 7 yeas, Motion carried.

**Motion by Rademaker supported by Lowe** to approve the DPW Budget as presented by the Grand Traverse Department of Public Works. Roll Call Vote: Lowe, Pahl, Nowak, Fleis, Clous, Rademaker, Tharp, 7 yeas, Motion carried.

**Motion by Nowak supported by Fleis** to pass Resolution # 2006-19 to transfer all Stock in 2006 Class C Licensed from Hayes Pub, Inc. to the New Stockholders Geoffrey A. Hayes and Kristie D. Hayes. Roll Call Vote: Nowak, Fleis, Pahl, Clous, Rademaker, Tharp, Lowe, 7 yeas, Motion carried.

**Motion by Fleis supported by Lowe** to increase the amount of monies kept in the tax account from \$900.00 to \$2,000.00 to cover bounced checks. 7 yeas, Motion carried.

After discussion on the (2) bids received for computers a **Motion by Tharp supported by Nowak** to grant the purchase of (3) Dell Computers for the EMS and Fire Department in the amount of \$3,269.59. Roll Call Vote: Clous, Lowe, Tharp, Pahl, Rademaker, Nowak, Fleis, 7 yeas, Motion carried.

Discussion on the bid from Harris & Associates and how much we have spent looking into forming our own Fire Department. Kathy Nowak stated we had spent \$2,500.00 with Sergei-Dakota, Inc for consulting services but she could not show any invoices or check numbers to verify this. **Motion by Tharp supported by Fleis** to set up an interview committee of Pat Pahl, Mike Rademaker, Chief Jim Carroll, Medical Director Daryl Case, Larry Fleis, and Walter Bogucki to interview Harris & Associates. 7 yeas, Motion carried.

**Motion by Rademaker supported by Fleis** to accept the resignation letter from Tom Thiebaut. 7 yeas, Motion carried.

**LIMITED PUBLIC INPUT:** Marilyn Fleis questioned if the Tax Account would be drawing interest on the extra money placed in that account. Brenda DeKuiper announced the Community Fun Day in the Park is a go for September 23,2006 from 11:00 a.m. to 3:00 p.m. and is looking for a number of volunteers to help out that day.

**ADJOURNMENT:** **Motion by Tharp supported by Rademaker** to adjourn at 9:47 P.M. 7, yeas, Motion carried.

Betty A. Tharp  
Township Clerk

Patrick Pahl  
Township Supervisor

