

BLAIR TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – September 6, 2006

- A. **CALL TO ORDER:** The regular meeting of the Blair Township Planning Commission was called to order at 7:00 pm by Chairman Heim.
- B. **PLEDGE OF ALLEGIANCE:** was recited
- C. **ROLL CALL:** Five members of the Planning Commission were present: **Williamson, Zeits, Heim, Lowe and Duell. Clous was excused. Also in attendance were the Township Supervisor, the Zoning Administrator , the Zoning Assistant and 12 guests.**

D. **APPROVAL OF AGENDA:**

Motion by Lowe/Zeits to accept the agenda as presented.

5 yeas - 0 nay motion carried

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

- F. **MINUTES:** Regular meeting August 2, 2006.

Motion by Williamson/Lowe to accept the minutes of the August 2, 2006 regular meeting as presented with the following change:

Under “Election of Officers”, acclimation should be spelled acclamation.

5 yeas – 0 nay motion carried

- G. **CORRESPONDENCE:** Included in board packets to be discussed when item comes up on agenda.
Letter from Dan Wagoner from Gourdie-Fraser regarding Brickyard Estates.

H. **UNFINISHED BUSINESS:**

1.) **Site plan review for Case #SU/SPR 06-07-01 Brickyard Estates.**

This is a continuation from last month’s meeting, the Planning Commission had recommended that the township board approve the Special Use Permit for this case, but there were questions regarding the Site Plan. The Site Plan Review was tabled so that the commission could seek the township attorney’s advice. Chairman Heim read aloud the township attorney’s response to the questions from the Planning Commission.

Dan Wagoner from Gourdie-Fraser read aloud his letter of response to the township attorney’s letter.

Motion by William/Lowe to approve Site Plan Review for Case #SU/SPR 06-07-01 with the condition that the Special Use Permit is approved by the township board.

RCV:	Duell	-	yea
	Lowe	-	yea
	Heim	-	nay, Site Plan Review does not have all the required data
	Zeits	-	nay, would like to know more about what the County Road Commission is going to do.
	Williamson	-	yea

3 yea – 2 nay motion carried

I. NEW BUSINESS

- 1.) **Public Hearing for Case SU/SPR #06-09-01** Special Use/Site Plan Review requested by Directional Drilling to expand an established contractor’s yard with addition of 60 X 176 foot (10,560 square foot) building, 40 X 60 (2400 square foot) office space and 60 X 132 (7920 square foot) workshop and storage. Property located at 2122 M-37 S. Parcel #28-02-017-001-30, south of Vance, west side of M-37 S.

Chairman Heim explained the rules for a public hearing.

Open Public Hearing at 7:30 pm.

Dan Wagoner with Gourdie-Fraser, represented the applicant.

There was no public comment.

Close Public Hearing at 7:45 pm.

- 2.) **Action on Public Hearing SU/SPR #06-09-01**

Motion by Williamson/Zeits to recommend approval to the township board as it meets the requirements of section 22.04-1 items A-G of the Zoning Ordinance.

**RCV: Williamson - yea
Zeits - yea
Heim - yea
Lowe - yea
Duell - nay**

4 yea – 1 nay motion carried

- 3.) **Action on Site Plan Review SU/SPR #06-09-01**

Dan Wagoner with Gourdie-Fraser presented the Site Plan. Mr. Wagoner also stated that the applicant would comply with all fire department requirements.

Motion by Lowe/Williamson to approve with the condition that the Special Use Permit is approved by the township board, as it meets the requirements of section 21.03 of the Zoning Ordinance.

5 yea – 0 nay motion carried

K. REPORTS: none

J. ANY OTHER BUSINESS:

- 1.) **Request from Silver Lake Association to review the Zoning Ordinance requirements for docks and keyholing (Section 16.02 #7).**

Peter Haddix, representing Silver Lake Association spoke regarding the association’s concerns regarding overcrowding on the lake and public safety. The association is requesting that the Planning Commission consider changing the Zoning Ordinance to allow on one dock per 50 feet, and two boats per dock. This request also includes increasing the required water frontage on group easements to 100 feet for the first lot, and 50 feet for each additional lot. Mr. Haddix also stated that they are requesting the same consideration from Garfield Township, since part of the lake is located there. The Zoning Administrator will contact Garfield Township and work in conjunction with them, so that any zoning amendments adopted are consistent for the entire lake.

2.) South Creek Condominium Association

Walter Bogucki stated that he is not on the board of directors for the association, but had hoped that the association president would attend this meeting to discuss the association's letter requesting amendments to the Zoning Ordinance, specifically Articles 6.01, 6.06 and Articles 18 and 22. Since the association president is not present, this will be put on the agenda for the next meeting.

3.) Zoning Ordinance Amendments

The Zoning Administrator discussed corrections that need to be made to the Zoning Ordinance regarding building regulations and frontage on roads. Also need to adopt amendments for the requirements regarding public hearings for Special Use Permit reviews and ZBA hearings, so that the provisions of the "Enabling Act" are complied with. A public hearing will be held at the next meeting to consider these amendments.

4.) Review of General Discussion Topics

It was decided that these items would be put on hold until the previously mentioned proposed amendments are adopted. Some of the items on the list will be covered under the proposed amendments.

K. PUBLIC INPUT:

Township Supervisor stated that applicants must follow the International Fire Code, as it was adopted into the Zoning Ordinance. The only exception would be if the township board granted a variance.

M. ADJOURNMENT: 8:34 pm.

Respectfully Submitted,

**Lynette Ferman
Recording Secretary**