

BLAIR TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – July 5, 2006

- 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: **Clous, Williamson, Zeits, Wolf, Lowe and Duell were present. Heim was absent. Also in attendance were the Zoning Administrator, the Township Supervisor, and 23 guests.**

D. **APPROVAL OF AGENDA:**

Motion by Clous/Zeits to postpone Election of Officers until all seven commission members are present.

6 yeas – 0 nay motion carried

Motion by Lowe/Zeits to approve the agenda as amended.

6 yeas – 0 nay motion carried

- E. **ELECTION OF OFFICERS:** Postponed
- F. **DECLARATION OF CONFLICT OF INTEREST:** None stated
- G. **MINUTES:** Regular meeting June 7, 2006

Motion by Williamson/Zeits to approve with the following correction:

Item #1 under NEW BUSINESS should be “motion denied”

6 yeas – 0 nay motion carried

H. **CORRESPONDENCE:** Received and Filed

I. **UNFINISHED BUSINESS:** None

J. **NEW BUSINESS:**

- 1.) **PUBLIC HEARING FOR SPECIAL USE CASE SU/SPR #06-07-01** Requested by Jack Erickson to establish a planned unit development ‘Brickyard Estates’ in the RN district to include 31 residential units, 2 commercial lots, and 4-7 multiple family buildings on approximately 80 acres; Property located at corner of Keystone and Hoch Rd. Parcel #28-02-003-005-00.

Public Hearing opened at 7:10 pm

Dan Wagoner with Gourdie Fraser presented the Site Plan.

The Planning Commission heard public input in favor of the project.

Jim Pascoe, 358 Sierra Drive, supported the project.

Ron Taylor with the Grand Traverse Rural Fire Prevention Bureau supported the project, but commented that the fire trucks cannot exceed 10% in grade, and that he would like to see the water storage tank placed closer to the Hoch Road entrance.

The Planning Commission heard public input in opposition to the project.

Walter Bogucki, 565 Southcreek Court, opposes the project because of traffic issues, standard minimum lot requirements in PUD's and stated that this request is in conflict of Section 22.04 of the Zoning Ordinance

There was discussion regarding the issue of discussing items that the Planning Commission does not govern, and the 3 minute time limit.

Gary Michels, 151 Rusch Road, expressed his concern regarding the commercial lots proposed for this PUD, and inquired what type of business would be allowed.

The Zoning Administrator stated that it was appropriate for the Planning Commission to put some restrictions on what type of use is allowed on the commercial lots.

Leo Gabier, 3084 Rennie School Road, spoke regarding the traffic and the need for a bypass.

Dennis Fitzpatrick, 2245 Hoch Road, stated that Article 6, Residential Neighborhood District, needs to be amended to eliminate developments such as South Creek and Traditions having only one entryway, and the minimum dwelling size of 600 square feet. Mr. Fitzpatrick also stated his concern regarding the commercial lots and the impact of increased traffic.

Peter Reid, 591 Keystone Road S., stated that Keystone Road needs to be kept Residential, and also stated his concern regarding traffic.

Bob Boeve, 1717 Hoch Road, stated that he is pro-growth and for property rights, however he feels allowing the commercial development in this area would be unfair to businesses such as Floodfighters, who were forced to leave their location in Blair Township last year because it determined that they were inconsistent with the Residential Neighborhood District. He also suggested that if this development is approved, the Planning Commission should consider making a provision or mandate for "interlocking neighborhoods" which would allow other properties in the neighborhood to tie into the road system.

John Dittmer, 2117 Hoch Road, stated his concern regarding increased traffic and public safety.

Charlie Hieler, 35 S. Rusch Road, also stated concerns regarding traffic and public safety.

Craig Augustine, 1899 Hoch Road, agreed with Mr. Boeve that allowing commercial development in this area would be unfair, and expressed his concern regarding traffic and public safety.

Burdon Petaja, 375 S. Rusch Road, expressed his concerns regarding the development.

Dan Wagoner with Gourdie Fraser, made comments in rebuttal to the opposition, stating that there is no minimum lot size for the RN district currently, so there could be quite a few more homes on this property than the 59 sites proposed. The commercial lots are small because Mr. Erickson's vision for those lots are for someone who lives in the neighborhood to have an office for their business, or possibly an art studio. Mr. Wagoner also stated that if the commercial lots are approved, it does not set a precedent for future PUD's. The plan has the multiple family and commercial lots in the two areas that are completely open and require the least amount of disruption. Mr. Erickson stated that if the commercial lots are approved, he would come before the commission for approval before a business is allowed to move in. Mr. Wagoner also stated that if the Site Plan is approved, they still have to get approval from all other agencies involved.

Public Hearing closed at 8:40 pm

There was discussion between the commission and the Zoning Administrator, regarding roads, and the commercial lots, and the multiple family lots. It was suggested that any use on the commercial lots and multiple family lots have to come before the commission for approval.

The Zoning Administrator stated that the commission has to apply both the Standards for Approval for Special Uses (Section 22.04) and the Standards for Approval for Site Plan (Section 21.03).

2.) ACTION ON PUBLIC HEARING CASE SU/SPR #06-07-01

Motion by Duell/Lowe to postpone Case SU/SPR #06-07-01 pending further discussion of the language regarding PUD's and Special Uses.

6 yea – 0 nay motion carried

Recessed at 9:38 pm

Reconvened at 9:43 pm

3.) PUBLIC HEARING FOR SPECIAL USE CASE SU/SPR #06-07-02 Requested by Dmytro Cherkasov to establish an auto repair facility in an existing building/facility 'Rainbow Collision'; Property located at 3829 Rennie School Road, Parcel #28-02-630-007-00.

Public Hearing opened at 9:44 pm

Dmytro Cherkasov explained that he is applying for a dealers license to purchase vehicles from insurance companies and dealers only auctions. The cars would then be repaired by himself and Mr. Keith Gavaldon with Rainbow Collision, and sold via the internet. He needs no outdoor display area.

The Zoning Administrator explained that this case has come before the Planning Commission because a 'Used Car Sales Room' is considered a Special Use according to the Zoning Ordinance.

Keith Gavaldon with Rainbow Collision is in favor of the use.

Public Hearing closed at 9:54 pm

2.) ACTION ON PUBLIC HEARING CASE SU/SPR #06-07-02

Motion by Lowe/Zeits to recommend approval to the township board because it meets Standards for Approval in Section 22.04, items A-G.

6 yea – 0 nay motion carried

3.) DISCUSSION REGARDING ZONING ORDINANCE NEW ENABLING ACT AND AMENDMENTS.

4.) DISCUSSION REGARDING ITEM #3 OF "HOUSEKEEPING ITEMS" LIST.

There was discussion among the commission regarding Public Input and Public Hearings, and whether there is a difference when applying the rules for a public input, (3 minute time limit, only agenda items, and only items the commission governs). Chairman Wolf suggested that the "Rules for Public Hearing" be revised.

K. REPORTS: None

M. ANY OTHER BUSINESS: None

N. PUBLIC INPUT: None

O. ADJOURNMENT:

Motion by Zeits/Duell to adjourn at 10:22 pm

6 yea – 0 nay motion carried

Respectfully Submitted,

**Lynette Ferman
Recording Secretary**