

BLAIR TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – October 4, 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, Clous, and Duell. Lowe was excused. Also in attendance were the Township Supervisor, the Zoning Assistant and 6 guests.**

D. **APPROVAL OF AGENDA:**

Motion by Williamson/Duell to approve the agenda with two additions under Item “K” ANY OTHER BUSINESS:

2. **Silver Lake Dock Ordinance**
3. **Conduct of Meetings**

5 yeas – 0 nay motion carried

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

- F. **MINUTES:** Regular meeting September 6, 2006

Motion by Williamson/Zeits to approve minutes as presented.

5 yeas – 0 nay motion carried

- G. **CORRESPONDENCE:** Letter from South Creek Condominium Association Board dated August 1, 2006.

- H. **UNFINISHED BUSINESS:** None

I. **NEW BUSINESS**

- 1.) **Public Hearing for Zoning Ordinance Amendment #104-05-06-06 Section 16.02 Building Regulations require lot access to public road.**

Chairman Heim explained the rules for a public hearing.

Open Public Hearing at 7:09 pm

Walter Bogucki, 565 South Creek spoke in favor of the amendment.

Close Public Hearing at 7:18 pm

- 2.) **Action on Public Hearing Zoning Ordinance Amendment #104-05-06-06**

Motion by Clous/Zeits to table action on this amendment until it is more properly written.

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RCV: Williamson - yea
Zeits - yea
Heim - yea
Clous - yea
Duell - yea

5 yeas – 0 nays motion carried

**3.) Public Hearing on Zoning Ordinance Amendment #104-05-06-07 Section 22.03
Public Hearing notifications for Public Hearings as required by Michigan Zoning
Enabling Act 110.**

Open Public Hearing 7:32 pm

Jim Pascoe, 358 Sierra Drive spoke in favor of the amendment.

Nick Boersma, 1636 Duke Hollow inquired as to whether the notification to properties within 300 feet could be changed to properties within 1,500 feet.

Walter Bogucki, 565 South Creek, stated that he believed the 300 feet was a minimum and that increasing the notification footage would make more people in the area aware of what was going on.

Close Public Hearing 7:38 pm

There was discussion among the commission regarding the expense for additional mailings, what affect increasing the notification footage would have in the Ag district versus the RN district, and whether the commission even has the authority to change increase the notification footage.

4.) Action on Public Hearing Zoning Ordinance Amendment #104-05-06-07.

**Motion by Williamson/Clous to recommend approval of Zoning Ordinance
Amendment #104-05-06-07 to the Township Board.**

**RCV: Heim - yea
Clous - yea
Zeits – yea
Williamson – yea
Duell – yea**

5 yeas – 0 nays motion carried

**5.) Public Hearing Zoning Ordinance Amendment #104-05-06-08 Section 24.07 Notice for
Zoning Board of Appeals as required by Michigan Zoning Enabling Act 110.**

Open Public Hearing 7:47 pm

Nick Boersma, 1636 Duke Hollow, again spoke regarding the 300 foot notification requirement.

Close Public Hearing 7:48 pm

6.) Action on Public Hearing Zoning Ordinance Amendment #104-05-06-08.

**Motion by Williamson/Clous to recommend approval of Zoning Ordinance
Amendment #104-05-06-08 to the Township Board.**

**RCV: Heim – yea
Clous – yea
Zeits - yea
Williamson – yea
Duell – yea**

5 yeas – 0 nays motion carried

J. REPORTS: none

K. ANY OTHER BUSINESS:

1.) South Creek Condominium Association Zoning Amendment Recommendations:

Article 6, Section 6.01 - To expand and be specific to Residential Districts by Categories.

Article 6, Section 6.06 - To specify lot sizes for all residential districts and increase principal dwelling size from 600 ft. to 1200 ft. Reinstate interior side yard setbacks to 15 feet.

Article 18, Section 18.44 - To prevent Planned Unit Developments from being built within 1,500 ft of an existing residential community,

Article 22, Section 22.03

and Article 24, Section 24.07 - To extend the Public Hearing Requirements distance from 300 ft. to 1,500 ft. for notifying residents and property owners of any Applications for Variances and Special Use Permits.

There was not majority agreement among the commission members for amending any of these Articles of the Zoning Ordinance. There was agreement that the process for approving PUD's may need to be revised.

2.) Silver Lake Dock Ordinance

This will be put on the agenda for the next meeting under "UNFINISHED BUSINESS", while the Zoning Assistants looks into it.

3.) Conduct of Meetings

Chairman Heim discussed items that he feels needs improvement such as:

Public Input – need to adhere to the time limits previously imposed, possibly by using a timer.

Public Hearings – how would commission like to handle people talking amongst themselves and input after Public Hearing is closed.

Site Plan Reviews – public input needs to be controlled.

List of Topics Planning Commission does not govern,

Basis for Decisions – Need to follow Standards for Approval in Sections 21.03 and 22.04 and document them properly.

Chairman Heim will include this list in the packet for the next meeting, and would like input from the commission members on how these items can be improved.

L. PUBLIC INPUT: None

M. ADJOURNMENT: 8:48 pm

Respectfully Submitted,

**Lynette Ferman
Recording Secretary**

