

**BLAIR TOWNSHIP PLANNING COMMISSION**  
***Regular Meeting - June 6, 2007***

- 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:** All seven members of the Planning Commission were present: Rademaker, Fitzpatrick, Duell, Heim, Williamson, Hanson, and Clous. Also present were the Zoning Administrator and 2 guests.
- D. APPROVAL OF AGENDA:** **Motion by Clous/Fitzpatrick to move “New Business” ahead of “Unfinished Business” and move #3 in “New Business” to #1.**
- 7 yeas – 0 nay motion carried**
- E. DECLARATION OF CONFLICT OF INTEREST:** Commission member Clous stated he has a conflict of interest with the **SPR#05-08-01** Amendment to Crimson Ranch Site Condominium and will abstain from voting.
- F. MINUTES:** Regular Meeting May 2, 2007

**Motion by Rademaker/Duell to approve minutes with the following change:**

- 1. Under “New Business” item #2 ACTION ON PUBLIC HEARING SU/SPR#07-05-01**

**Commission Member Clous read through the Standards for Approval in Section 22.04 items A through G.**

- 2. Under “New Business: item #3 SU/SPR #07-05-01 SITE PLAN REVIEW FOR RECREATION FACILITY**

**Commission Member Duell read through the Standards for Approval in Section 21.03 items 1 through 11.**

**7 yeas – 0 nay motion carried**

**G. CORRESPONDENCE:** Invitation from Inland Seas Education Association “A Day on the Bay”, Letter from Jim Schmulak regarding “Cluster Developments” and Area and Bulk requirements in the AG District, letter to Chairman Heim from Kym Duell regarding the commissions Conflict of Interest Policy.

**H. NEW BUSINESS:**

**1.) SPR#05-08-01 AMENDMENT TO CRIMSON RANCH SITE CONDOMINIUM, REMOVE STORM WATER DRAINAGE EASEMENTS.**

John Siebers from Brandt, Fisher, Alward & Roy presented the applicant’s request. Mr. Siebers stated that the Storm Water Ordinance that was in effect at the time that the Site Plan was approved has been deemed unenforceable by the attorney general.

Garth Greenan with EC & S presented his findings regarding what type of storm drainage system would be appropriate for this development.

**Motion by Rademaker/Duell to table SPR#05-08-01 Amendment until a Site Plan with a soil erosion control plan that meets section 21.03 is submitted.**

**2.) PUBLIC HEARING – ZONING ORDINANCE AMENDMENTS**

Chairman Heim stated that the authority to amend the Zoning Ordinance is stated in Section 27.01.

**Zoning Ordinance Amendment #104-05-06-14, Section 20.06**

**Open Public Hearing 7:55 pm**

No Public Input

**Close Public Hearing 7:56 pm**

**Zoning Ordinance Amendment #104-05-06-15, Section 20.02**

**Open Public Hearing 7:57 pm**

No Public Input

**Close Public Hearing 7:58 pm**

**Zoning Ordinance Amendment #104-05-06-19, Section 20.06**

**Open Public Hearing 7:59 pm**

No Public Input

**Close Public Hearing 8:00 pm**

**3.) ACTION ON PUBLIC HEARING**

**Motion by Rademaker/Clous to recommend adoption of Amendment #104-05-06-14 to the Township Board.**

**7 yeas – 0 nay motion carried**

**Motion by Fitzpatrick/Clous to recommend approval of Amendment #104-05-06-15 to the Township Board.**

**7 yeas – 0 nay motion carried**

**Motion by Fitzpatrick/Rademaker to recommend approval of Amendment #104-05-06-19 to the Township Board.**

**7 yeas – nay motion carried**

**4.) AGENDA ORDER AND MEETING TIME FOR '07-'08 FISCAL YEAR**

Public Input will be added to the agenda after Roll Call for non-agenda items.

Limited Public Input on Site Plan Reviews will be added after the Planning Commission discusses the Site Plan, but before the vote.

**Motion by Hanson/Clous to change the meeting start time to 6:00 pm beginning with the next meeting on July 5, 2007.**

**7 yeas – 0 nay motion carried**

Recessed 8:20 pm – Reconvened 8:25 pm

**I. UNFINISHED BUSINESS:** 1.) DISCUSSION/AMENDMENT ON FENCES

TABLED

2.) DISCUSSION/AMENDMENT ON TEMPORARY/PORTABLE SIGN DEFINITION

There was discussion among the commission and it was decided to leave the definition as it is.

3.) DISCUSSION/AMENDMENT ON PUD PROCESS

TABLED

4.) DISCUSSION/AMENDMENT ON SITE CONDO STANDARDS

TABLED

5.) DISCUSSION/AMENDMENT ON WALL SIGNS

There was discussion among the commission and it no amendment was made.

6.) DISCUSSION ON AGRICULTURE DISTRICT AREA AND BULK REQUIREMENTS, SECTION 5.06

Commission member Clous would like the Zoning Ordinance to allow the same developmental standards as the RN district. He stated that Cluster Development, Section 18.43 does not work in this situation, and it

would be impossible to meet all the PUD standards set by the Zoning Ordinance.

The Zoning Administrator will review this and give a report at the next meeting.

**J. REPORTS:** none

**K. ANY OTHER BUSINESS:** Chairman Heim read Commission Member Duell's Letter regarding "Conflict of Interest".

**L. PUBLIC INPUT:** None

**M. ADJOURNMENT: 10:12 pm**

Respectfully submitted,

Lynette Ferman  
Recording Secretary