

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting – December 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: Six members of the Planning Commission were present: **Fitzpatrick, Lowe, Heim, Williamson, Zeits, and Clous. Duell was excused.** Also in attendance were the Zoning Administrator and one guest.

D. APPROVAL OF AGENDA: Motion by Williamson/Zeits to approve the agenda as presented.

6 yeas – 0 nays motion carried

E. DECLARATION OF CONFLICT OF INTEREST: None stated

F. MINUTES: REGULAR MEETING: NOVEMBER 1, 2006

Motion by Lowe/Clous to approve minutes of November 1, 2006 Regular Meeting with the following correction:

“UNFINISHED BUSINESS” item #2, last sentence should read: The Planning Commission agreed that the Zoning Administrator’s reports would be used to help build a record of facts.

6 yeas – 0 nays motion carried

G. CORRESPONDENCE: Letter from Grand Traverse County Planning that states that they concur with the recommendations of the Planning Commission on Zoning Ordinance Amendments for Public Hearing Notification, 22.03, and Notice for Zoning Board of Appeals, 24.07.

H. UNFINISHED BUSINESS:

1.) Conduct of Meetings

The following will be available to the public at each meeting:

- *Standards for Approval – Site Plan
- *Standards for Approval - Special Use
- *Items that the Planning Commission does not govern.
- *Rules for Public Hearings

2.) Zoning Ordinance Amendment #104-05-06-10, Section 23.05.

Lowe/Clous to schedule Zoning Ordinance Amendment #104-05-06-09, Section 23.05, for public hearing. The following correction to be made:

In paragraph “E” change the word from “majority” to “preponderance”.

6 yeas – 0 nay motion carried

I. NEW BUSINESS:

1.) PUBLIC HEARING Zoning Ordinance Amendment #104-05-06-06, Section 16.02.

Open Public Hearing 7:58 pm.

Duane Sanford, 621 Autumnview Lane, spoke in regards to width of easements.

Close Public Hearing 8:15 pm.

2.) ACTION ON PUBLIC HEARING Zoning Ordinance Amendment #104-05-06-06, Section 16.02.

Zeits/Clous to recommend approval to the township board.

RCV:	Clous	-	yea
	Zeits	-	yea
	Williamson	-	yea
	Heim	-	yea
	Lowe	-	yea
	Fitzpatrick	-	yea

6 yeas – 0 nays motion carried

3.) PUBLIC HEARING Zoning Ordinance Amendment #104-05-06-09, Section 17.09.

Open Public Hearing 8:21 pm

There was no public input.

Close Public Hearing 8:23 pm.

**4.) ACTION ON PUBLIC HEARING Zoning Ordinance Amendment #104-05-06-09,
Section 17.09.**

**Williamson/Clous to recommend approval to the township
board.**

**RCV: Fitzpatrick - yea
Lowe - yea
Heim - yea
Williamson - yea
Zeits - yea
Clous - yea**

6 yeas – 0 nays motion carried

**5.) PUBLIC HEARING Zoning Ordinance Amendment #104-05-06-12,
Section 2.02.**

Open Public Hearing 8:25 pm.

**Duane Sanford, 621 Autumnview Lane spoke regarding the Wuerful Park sign and
how difficult it was, according to the Zoning Ordinance, to determine which type
of sign it was.**

Close Public Hearing 8:28 pm.

**6.) ACTION ON PUBLIC HEARING Zoning Ordinance Amendment #104-05-06-12,
Section 2.02.**

Williamson/Zeits to recommend approval to the township board.

**RCV: Clous - yea
Zeits - yea
Williamson - yea
Heim - yea
Lowe - yea
Fitzpatrick - yea**

6 yeas – 0 nays motion carried

J. REPORTS: None

K. ANY OTHER BUSINESS:

ZONING ORDINANCE AMENDMENTS

- * **#104-05-06-11 Section 20.06 (1)**

Motion by Lowe/Fitzpatrick to schedule for Public Hearing.

6 yeas - 0 nays motion carried

- * **#104-05-06-13 Section 20.06 (1.c)**

Motion by Lowe/Clous to schedule for Public Hearing.

6 yeas – 0 nays motion carried

- * **#104-05-06-14 Section 20.06 (1.i)**

Motion by Williamson/Zeits to schedule for Public Hearing.

5 yeas – 1 nay motion carried

- * **#104-05-06-15 Section 20.02 (4)**

Motion by Lowe/Fitzpatrick to schedule for Public Hearing.

6 yeas – 0 nays motion carried

- * **#104-05-06-16 Section 20.02 (5)**

Motion by Lowe/Fitzpatrick to schedule for Public Hearing.

6 yeas – 0 nays motion carried

- * **#104-05-06-17 Section 20.03 (4)**

Motion by Fitzpatrick/Zeits to schedule for Public Hearing.

6 yeas - 0 nays motion carried

- * **#104-05-06-18 Section 20.09 (4)**

**Motion by Lowe/Fitzpatrick to schedule for Public Hearing.
with one correction: delete “construction” signs.**

6 yeas - 0 nays motion carried

L. PUBLIC INPUT: Duane Sanford, 621 Autumnview Lane, stated that he appreciates the work the Planning Commission does, it makes Blair Township a nicer place to live.

M. ADJOURNMENT: 9:17 pm

Respectfully Submitted,

**Lynette Ferman
Recording Secretary**