

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting – February 7, 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: Six members of the Planning Commission were present: **Fitzpatrick, Lowe, Duell, Heim, Williamson and Clous.** Also in attendance were the Zoning Administrator and 16 guests.

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

6 yeas – 0 nays motion carried

E. DECLARATION OF CONFLICT OF INTEREST: None stated

F. MINUTES: REGULAR MEETING: JANUARY 3, 2007

Motion by Williamson/Duell to approve minutes of January 3, 2007 Regular Meeting .

6 yeas – 0 nays motion carried

G. CORRESPONDENCE: none

H. UNFINISHED BUSINESS: none

I. NEW BUSINESS: **1.) PRESENTATION BY LORI SPENCER FROM GRAND TRAVERSE EQUALIZATION ON NEW DIGITAL TAX MAPS.**

2.) CASE #SPR07-01-01 REQUEST BY C-S LANDS FOR AN AMENDMENT TO RIVER MOUNTAIN ESTATES (SITE CONDOMINIUM SITE) PLAN

 Joe Elliot with Gourdie Fraser presented the request.

Motion by Clous/Williamson to approve SPR#07-01-01 with the condition that only lots 7, and 13 through 18 be allowed access to Rivercrest East, as it meets the standards for approval in Section 21.03, 1-11 and the use is permitted in the district.

RCV:	Fitzpatrick	-	yea
	Lowe	-	yea
	Duell	-	nay
	Heim	-	yea
	Williamson	-	yea
	Clous	-	yea

5 yeas – 1 nay motion carried

3.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-10, SECTION 23.05

Open Public Hearing 8:31 pm
Close Public Hearing 8:35 pm

4.) ACTION ON PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-10

Motion by Clous/Lowe to recommend approval to the Township Board.

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

6 yeas – 0 nay motion carried

5.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-11, SECTION 20.06(1)

Open Public Hearing 8:37 pm
Close Public Hearing 8:38 pm

6.) ACTION ON PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-11, SECTION 20.06

Motion by Clous Fitzpatrick to recommend approval of the first portion (everything above, but not including item A - Wall signs) of the amendment to the Township Board.

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

6 yeas – 0 nays motion carried

7.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-13, SECTION 20.06(1.c)

Open Public Hearing 9:02 pm
Close Public Hearing 9:03 pm

8.) ACTION ON PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-13, SECTION 20.06

Motion by Williamson/Clous to recommend approval to the Township Board.

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

6 yeas – 0 nays motion carried

9.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-14, SECTION 20.06 (1.i)

Open Public Hearing 9:06 pm

Bob Perry, 2704 Chandler Lake Rd. Traverse City, who is East Bay Township’s Zoning Ordinance Enforcement Officer, and also a property owner in Blair Township, stated that East Bay Township’s ordinance allows LED signs to change every 60 seconds, and that they are not allowed to flash.

Close Public Hearing 9:07 pm

10.) ACTION ON PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-14, SECTION 20.06

Motion by Clous/Lowe to recommend approval of item 1.i specifically not including items 2 & 3, to the Township Board.

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

6 yeas – 0 nays motion carried

11.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-15, SECTION 20.02 (4)

Open Public Hearing 9:28 pm
Close Public Hearing 9:29 pm

12.) ACTION ON PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-15

Motion by Clous/Duell to recommend approval to the Township Board.

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

6 yeas – 0 nays motion carried

13.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-16, SECTION 20.02(5)

Open Public Hearing 9:30 pm
Close Public Hearing 9:32 pm

14.) ACTION ON PUBLIC HEARING ZONING ORDINANCE AMENDMENT #104-05-06-16

Motion by Clous/Fitzpatrick to recommend approval to the Township Board, after inserting the word “applicable” before “building codes”.

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

6 yeas – 0 nay motion carried

**15.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT
#104-05-06-17, SECTION 20.03(4)**

Open Public Hearing 9:34 pm
Close Public Hearing 9:35 pm

**16.) ACTION ON PUBLIC HEARING ZONING ORDINANCE
AMENDMENT #104-05-06-17**

Motion by Clous/Lowe to recommend approval to the Township Board.

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

6 yeas – 0 nay motion carried

**17.) PUBLIC HEARING ZONING ORDINANCE AMENDMENT
#104-05-06-18, SECTION 20.09(4)**

Open Public Hearing 9:37 pm
Close Public Hearing 9:39 pm

**18.) ACTION ON PUBLIC HEARING ZONING ORDINANCE
AMENDMENT #104-05-06-18**

Motion by Clous/Fitzpatrick to recommend approval to the Township Board.

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

6 yeas – 0 nay motion carried

J. REPORTS: none

K. ANY OTHER BUSINESS: 1.) DISCUSSION ON FENCES
 2.) DISCUSSION ON PORTABLE SIGNS
 3.) DISCUSSION ON PUD PROCESS

Tabled until next meeting

Commission member Clous questioned the decision to remove the sentence “Any other issues not identified in the Zoning Ordinance shall be governed by the Planning Commission”, from the List of Items the Planning Commission Does Not Govern.

The Planning Commission decided that this will remain “as is”.

L. PUBLIC INPUT: Bob Perry thanked the Planning Commission and wished them luck.

The Zoning Administrator informed the commission that there is a vacancy on the Zoning Board of Appeals, and stated that if anyone is interested they need to submit a letter of interest. She also stated that the terms of three commission members are due to expire on March 17, and if those three members are interested in another term they also need to submit a letter of interest.

M. ADJOURNMENT: 9:59 pm

Respectfully Submitted,

Lynette Ferman
Recording Secretary