

**BLAIR TOWNSHIP PLANNING COMMISSION**

***Regular Meeting - July 5, 2007***

Approved

- A. The regular meeting of the Blair Township Planning Commission was called to order by Chairman Heim at 6:00 pm at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. Present at the meeting were Fitzpatrick, Rademaker, Heim, Williamson, Hanson, and Clous. Duell was absent and excused. The Zoning Administrator was also in attendance, there were no guests present.
- D. There was no public input on non-agenda items.
- E. A motion was made by Fitzpatrick, supported by Rademaker to approve the agenda as presented. Motion passed unanimously.
- F. Jerry Heim was re-elected Chairman unanimously, Perry Williamson was re-elected Vice-Chairman unanimously and Kym Duell was re-elected Secretary unanimously.
- G. Commission member Clous stated he has a conflict with item #4 under UNFINISHED BUSINESS, and will abstain from voting.
- H. A motion was made by Williamson, supported by Hanson to approve the minutes of the June 6, 2007 regular meeting with the following addition to NEW BUSINESS item #1: **6 YEAS – 1 ABSTAINED MOTION CARRIED.**
- I. The Planning Commission received a survey from Northwest Michigan Council of Governments regarding affordable housing which the Zoning Administrator will complete. Correspondence was also received from Grand Traverse County Planning stating that they were in agreement with Zoning Ordinance Amendment #104-05-06-15 regarding “obscene” language on signs. They also agreed with Zoning Ordinance Amendment regarding pole signs not exceeding 25% of sign width. It was recommended by County Planning that the commission define “changeable letter signs”, but the commission feels that it is not necessary. Rademaker will recommend to the Township Board that they approve the amendment as it is written.
- J. 1.) Discussion was heard regarding fences and amending Section 16.04. Rademaker brought up the Homeland Security Act requiring fences around public utilities. The Commission also qualified that “exposed to” means to the Right of Way and surrounding areas. Also discussed was building one fence between two properties and the fence height in residential, industrial, and commercial areas. A motion was made by Clous supported by Rademaker to have the Zoning Administrator make changes and take the amendment to public hearing. The motion passed unanimously.

2.) Discussion was heard regarding the PUD process. The Zoning Administrator provided a document from John Sych, County Planner, recommending a process for approving a PUD. Commission member Williamson also provided a booklet from Wade Trim regarding PUD's. The Zoning Administrator will merge the additions from the County Planner with the current section of the Zoning Ordinance and bring it back to the next meeting for more discussion.

3.) Discussion was heard regarding Site Condominium Standards. Commission member Clous questioned paragraph 6 of Section 21.06 regarding monuments. Commission member Rademaker will provide more information on this and Act 66, The Condominium Act at the next meeting. The commission discussed the proposed additions/changes to this section of the ordinance. **Motion by Clous supported by Fitzpatrick to table until the next meeting. The motion passed unanimously.**

4.) Commission member Clous excused himself from deliberation on the amendment to Crimson Ranch Site Condominium. Clous presented the case for this amendment, as it is the commission's understanding that this does not create a conflict of interest. The Zoning Administrator stated that she had provided a letter from the Township's engineer stating his recommendations. Clous provided the commission with a revised site plan that designates no storm water storage areas. Clous stated that this project is complying with all soil erosion requirements, and that soil erosion and storm water storage are two separate issues. At the inception of the project the county drain commissioner required some large ditches and storm water basins. Clous stated that these storm water areas are no longer required by the county or the township. Clous stated that he is requesting a Site Plan Amendment to get rid of the deep ditches and that there is a depth of water main issue that is a completely separate issue that the Planning Commission does not govern. There was discussion among the commission regarding the differences between the recommendations from the township's engineer and Mr. Clous' engineer. Commission member Hanson questioned the depth of bury on water mains. Commission member Rademaker explained how the depth of bury ordinance came about and stated that the planning commission does not govern this. **Motion by Rademaker supported by Williamson to approve Crimson Ranch LLC's request to remove storm water management structures, facilities and easements with the condition that the master deed be amended to require the association to provide storage for 10,000 cubic feet of storm water run off within the development's boundaries. Roll Call Vote: Hanson yea, Williamson yea, Fitzpatrick yea, based on Section 21.03 #5, Rademaker yea, based on 21.03, Heim yea, Clous abstained. Motion passed 5-1.**

K. There was no new business discussed.

L. There were no reports.

M. 1.) Chairman Heim would like the Zoning Administrator to incorporate finding of facts into the staff report. The Zoning Administrator will create a standard form for documentation.

The was discussion among the commission regarding how detailed the minutes need to be.

2.) There was discussion regarding amending Section 18.43 Cluster Development. Density requirements and “public” versus “central” water/septic systems were discussed. A motion was made by Rademaker supported by Clous to have the Zoning Administrator make changes and take the amendment to public hearing. The motion passed unanimously.

3.) The Zoning Administrator reported that she is working with the Township Supervisor and the township’s attorney to set up a seminar regarding “Conflict of Interest”. She will inform the commission of the details, such as date and location, when they are worked out.

N. The meeting adjourned at 10:12 pm.

Respectfully submitted,

Lynette Ferman  
Recording Secretary