

**BLAIR TOWNSHIP PLANNING COMMISSION**  
***Regular Meeting – April 8, 2009***

- 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 commission members Jorns, Fitzpatrick, Heim, Hanson, Hisem, Fleis and Rademaker. Also in attendance were the Zoning Administrator, the Planning Consultant and three guests.
- D. There was no public input.
- E. Moved by Fitzpatrick supported by Rademaker to approve the agenda as presented. Motion carried.
- F. There was no conflict of interest stated.
- G. Moved by Rademaker supported by Hisem to approve the minutes of the March 4, 2009 regular meeting with the following change:  
  
Under J1 “purposed” should be “proposed”. Motion carried.  
  
Moved by Fleis supported by Rademaker to approve the minutes of the February 18, 2009 special meeting. Motion carried.
- H. Chairman Heim stated that he received a letter from Grand Traverse County Planning regarding the Wind Energy Systems Amendment. County Planning recommended that “Notification of all FCC and FAA organizations within a one half mile” be added to the amendment.
- I. There were no presentations.
- J. **1.) MASTER PLAN REVIEW** The Planning Commission reviewed the changes to the Master Plan and discussed how to differentiate between what has changed and what has not. Also discussed was a timeline for a public hearing.  
  
Moved by Rademaker supported by Fleis to recommend to the Township Board that the draft be distributed. Motion carried.  
  
**2.) TEMPORARY SIGNS** The Zoning Administrator presented a definition for portable signs and the proposed revisions to Section 20.06. There was discussion regarding temporary signs, portable signs, time limits, the condition of temporary signs and number of signs to be allowed.  
  
Moved by Fleis supported by Fitzpatrick to table until the next meeting pending further information. Motion carried.

**K. 1.) SPR#08-03-01 TIMBER TRACE CONDOMINIUM EXTENSION PARCEL #28-02-017-013-00, 33 ACRES, 50 UNIT ON SAWYER RD.**

Bill Clous of Eastwood Custom Homes presented his request for an extension stating that the Site Plan has not changed. He is requesting the extension because of the current economic climate.

Moved by Rademaker supported by Hanson to approve a 12 month extension for SPR#08-03-01. RVC: Yes, Hisem, Fleis, Rademaker, Jorns, Fitzpatrick, Hanson and Heim. No, None. Motion carried.

**2.) SPR#08-04-01 WOODBURY ESTATES CONDOMINIUM EXTENSION, PARCEL #28-02-009-031-00, 37 ACRES, 51 UNITS ON NORTH SIDE OF VANCE ROAD.**

Bill Clous of Eastwood Custom Homes presented his request for an extension stating that the Site Plan has not changed. He is requesting the extension because of the current economic climate.

Moved by Fleis supported by Fitzpatrick to approve a 12 month extension for SPR#08-04-01. RCV: Yes, Fleis, Rademaker, Jorns, Fitzpatrick, Hanson, Hisem, and Heim. No, None. Motion carried.

**3.) SPR#09-03-01 MAPLE VALLEY CLUSTER DEVELOPMENT, PARCEL #28-02-029-028-00 & 029-028-10, 20 ACRES, 6 LAND DIVISIONS.**

The Zoning Administrator explained that if the Planning Commission approves this case it would still have to go to the Land Division Committee for their approval.

Christy Andersen with Andersen and Crain presented the Site Plan.

There was discussion regarding road commission approval, private road naming, open space and road maintenance.

The Planning Commission went through the Site Plan Approval Checklist, Site Development Standards, and Site Plan Approval Requirements.

The Planning Commission received a copy of the Road Maintenance Agreement and covenant for the open space.

Moved by Rademaker supported by Fitzpatrick to approve SPR#09-03-01 Maple Valley Cluster Development as it meets Sections 18.43 & 21.03, with the following conditions:

- 1.) Approval from outside agencies is obtained and Road Commission approval is updated.
- 2.) Road Maintenance Agreement termination clause be removed or edited to require township board approval before road maintenance agreement can be terminated.

RCV: Yes, Fitzpatrick, Hanson, Hisem, Fleis, Rademaker, Jorns, and Heim. No, None. Motion carried.

**4.) DISCUSSION ON LENGTH OF TIME APPROVALS ARE VALID**

The Zoning Administrator provided information on how long other townships' approvals last. There was discussion regarding the economy, why there is an expiration date on approvals and the cost of all other agency approvals.

Moved by Fleis supported by Fitzpatrick to table until the next meeting.  
Motion carried.

**5.) DISCUSSION ON TRAILS** There was discussion regarding where the Planning Commission would like to see trails and what they should connect to.

Moved by Rademaker supported by Fleis to table until the next meeting.  
Motion carried.

- L.** 1.) The Zoning Administrator passed out a copy of Mansfield and Associates' last bill and stated that the work on the Master Plan is over budget.
- 2.) Commission member Rademaker stated that the Township Board has just finished up budget meetings.
- 3.) No report on Zoning Board of Appeals because there haven't been any meetings.
- M.** Chairman Heim stated that the workshop he attended along with commission members Fleis and Fitzpatrick was very good.

**N. Adjournment: 9:54 pm**

Respectfully submitted,

Lynette Ferman  
Recording Secretary