

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting December 3, 2008

**FIRST MEETING AS PLANNING COMMISSION CREATED UNDER
PLANNING COMMISSION ORDINANCE #131-08**

ALL MEMBERS WERE SWORN IN BY THE DEPUTY CLERK

- A. The regular meeting of the Blair Township Planning Commission was called to order by Chairman Heim at 6:02 pm at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. Present at the meeting were commission members Dennis Fitzpatrick, Marilyn Fleis, Mark Hisem, Dale Hanson, Jerry Heim, and Jake Jorns. Mike Rademaker was excused. Also in attendance were the Zoning Administrator and three guests.
- D. Bill Clous from Eastwood Custom Homes addressed the commission suggesting a possible amendment to Article 20, Section 20.03, subparagraph 3D, Development Entry Signs. Mr. Clous would like the township to consider allowing temporary signs that would allow for more information on Development Entry Signs.
- E. Moved by Fitzpatrick supported by Fleis to approve the agenda as presented. Motion passed unanimously.
- F. ELECTION OF OFFICERS: CHAIRMAN – Jerry Heim, unanimously, VICE-CHAIRMAN – Dennis Fitzpatrick, unanimously, SECRETARY – Dale Hanson, Unanimously.
- G. There was no conflict of interest stated.
- H. Moved by Fitzpatrick supported by Hanson to approve the minutes of the November 5, 2008 regular meeting as presented. Motion passed unanimously.
- I. Chairman Heim referred to a paragraph on the agenda from Grand Traverse County Planning regarding “Conflict of Interest” and asked the other commission members if there was interest in having a similar statement on the agenda. The Zoning Administrator will put together a short definition to be reviewed by the Planning Commission.

Chairman Heim referred to an exchange of E-mails between the Zoning Administrator and Eastwood Custom Homes regarding the sign issue brought up during Public Input. The commission agreed to put this issue on the next agenda to be discussed.

Chairman Heim asked the commission member to introduce themselves.

J. 1.) WIND TURBINE AMENDMENT -The commission discussed changes to be made to the current draft of this amendment. The Zoning Administrator will make those changes and bring it to the next meeting along with additional information on noise propagation.

2.) MASTER PLAN DISCUSSION – For the benefit of new planning commission members, the Zoning Administrator explained what the Master Plan is, why the commission is reviewing it, and what the objective is. Doug Mansfield from Mansfield and Associates made suggestions regarding the Commercial District and the Sensitive River Lands.

K. 1.) PUBLIC HEARING – AMENDMENT #104-05-08-08 ARTICLE 2, SECTION 2.02, DEFINITIONS, FAÇADE AND SURFACE DISPLAY AREA.
OPENED PUBLIC HEARING AT 7:38 PM. The Zoning Administrator reviewed the amendment and stated that the amendment was published in the Record Eagle November 18, 2008. There was no public comment. **CLOSED PUBLIC HEARING AT 7:42 PM.**

Moved by Fitzpatrick supported by Hanson to recommend to the Township Board, approval of amendment #104-05-08-08. Motion passed unanimously.

2.) AMENDMENT #104-05-08-06 CONNECTIVITY, RETURNED FROM GTC PLANNING. The Zoning Administrator presented the amendment and there was discussion regarding crash gates, snow removal, parking and emergency services access. Doug Mansfield explained that only the fire department has access to the Knox Box, the Sheriff's Department, EMS, and other essential services do not have access to the Knox Box. This item was tabled until the next meeting.

L. There were no reports.

M. 1.) The Zoning Administrator explained the handouts and information included with the board packets.

2.) The Zoning Administrator presented the proposed new by-laws and there was discussion regarding conflict of interest and training requirements.

Moved by Fitzpatrick supported by Fleis to approve and adopt the new Planning Commission by-laws. Motion passed unanimously.

N. Adjourned at 8:23 pm.

Respectfully submitted,

Lynette Ferman
Recording Secretary