

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting– July 1, 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 Rademaker, Fitzpatrick, Heim, Hanson, Jorns and Fleis. Hisem was excused. Also in attendance were the Zoning Administrator, the Planning Consultant and five guests.
- D. There was no public input.
- E. Moved by Fleis supported by Rademaker to approve the agenda as presented.
- F. Fitzpatrick/Hanson nominated Heim as Chairman, there were no other nominations, motion carried. Rademaker/Jorns nominated Fitzpatrick as Vice-Chairman, there were no other nominations, motion carried. Fleis/Jorns nominated Hanson as Secretary, there were no other nominations, motion carried.
- G. There was no conflict of interest stated.
- H. Moved by Fleis supported by Rademader to approve the minutes of the June 3, 2009 regular meeting with the change to J.5. will to with. Motion carried.
- I. There was none.
- J. There were no presentations.
- K 1.) **DISCUSSION ON LENGTH OF TIME APPROVALS ARE VALID**
The Zoning Administrator presented the amendment with changes from the previous meeting. Fleis presented some grammatical changes.

Moved by Rademaker supported by Fleis to schedule Public Hearing for the next regular meeting. Motion carried.

2.) **DISCUSSION ON TRAILS** The Planning Commission discussed Safe Routes to school. The Zoning Administrator has been working to get someone from the middle school involved to speak with the Planning Commission.

Chairman Heim presented a letter he received from NWMCOG regarding non-motorized pathways.

The Zoning Administrator would like to talk with the Road Commission and Long Lake Township regarding trails in the road Right-of-Way.

The Planning Commission would like to focus on Safe Routes to School and the area around Blair Elementary.

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

- L. 1.) PUBLIC HEARING – MASTER PLAN** The Public Hearing Notice was published in the Traverse City Record Eagle June 16, 2009 and an Open House was held today 4:00 – 5:30 pm. No comments were received.

OPEN PUBLIC HEARING – 6:32 pm

Duane Sanford, 621 Autumnview stated that his overall feeling is that the Master Plan is a good fit with the Zoning Ordinance.

CLOSE PUBLIC HEARING – 6:41 pm

Moved by Fitzpatrick supported by Rademaker to send the Master Plan Update to the Township Board for distribution and approval. Motion carried.

- 2.) PUBLIC HEARING - ZONING ORDINANCE AMENDMENT 104-05-09-03,** Section 20.06 Signs in the Commercial Manufacturing District, Temporary Signs, and Section 2.02 Definitions, Portable Signs.

OPEN PUBLIC HEARING – 6:45 pm

Sonja Sanford, 621 Autumnview questioned the Cash Advance truck parked at Blair Plaza.

Commission member Fleis does not agree with not allowing a portable sign as a temporary sign.

CLOSE PUBLIC HEARING – 6:56 pm

Other commission members do not want to see portable signs become permanent.

Moved by Fitzpatrick supported by Hanson to recommend approval of amendment #104-05-09-03 to the Township Board. RCV: Yes: Rademaker, Fitzpatrick, Hanson, Jorns, Fleis (have to start somewhere, but do not agree with not allowing portable signs), Heim. No: None. Motion carried.

- 3.) REVIEW SECTION 25.02, DUTIES OF ZONING ADMINISTRATOR**
Chairman Heim asked that this be put on the agenda. The Planning Commission discussed duties and made changes. Tabled for revision at the next meeting.

- M. 1.)** The Zoning Administrator reported that she is working with the business owner's in the township regarding the future of the Chum's Corners area. She has also been working on drawings for the assessing department. Also reported an increase in permits issued.

- 2.)** Township Board Representative Rademaker reported that the board has approved

next year's budget and meeting schedule, the township has joined the Chamber of Commerce, and that they are working on approving electronic payments via the township website.

3.) Zoning Board of Appeals Representative Fitzpatrick reported that there will be a ZBA meeting in July.

N. 1.) The Zoning Administrator brought the By-Laws to the Planning Commission for annual review. Chairman Heim questioned why three hours was the required number of hours per year for training. Duties for the Planning Commission Secretary were reviewed.

Language allowing for delegating officers' duties and research on number of hours for training will be brought to the next meeting.

2.) Discussion regarding adding another opportunity for Public Input to the Agenda. This will be added to the agenda.

3.) The process for Standards for Approval and Checklists was discussed. The Commission is required to make the Standards for Approval part of the record, but discussed how they should be handled at the meeting. The commission agreed that the Chairman should ask if anyone has any questions or concerns, if so, they should be stated, but there is no need to read through each of the Standards or items on the checklist. If no one states otherwise, they concur with the findings.

4.) No comments from the commissioners.

O. Adjournment 8:04 pm.

Respectfully submitted,

Lynette Ferman
Recording Secretary