

**BLAIR TOWNSHIP PLANNING COMMISSION**  
***Regular Meeting–December 2, 2009***

- A. The regular meeting of the Blair Township Planning Commission was called to order by Chairman Heim at 6:02pm at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. Present at the meeting were commission members Hanson, Jorns, Fitzpatrick, Fleis and Heim. Rademaker was absent. Also in attendance were the Zoning Administrator and nine guests.
- D. There was no public input.
- E. Motion by Fleis seconded by Jorns to approve the agenda as presented. Motion carried.
- F. Commission member Fleis declared a conflict of interest with item #1 under Unfinished Business. Fleis also made the commission aware that she is a customer of the dog groomer involved in the request under New Business. She did not declare a conflict of interest in this matter.
- G. Moved by Fitzpatrick seconded by Hanson to approve the minutes of the November 4, 2009 regular meeting with the following changes:
1. Item G – should be Capital instead of Capitol
  2. Item J2 add “to” the Township Board
  3. Item K3 add “s” to township
- Motion carried
- H. There was no correspondence.
- I. Dennis Fitzpatrick spoke about the Citizen Planner Program that he recently completed through the Michigan State University Extension. He stated that he would highly recommend this program to anyone who would like to further their knowledge on the planning process.
- Commission member Fleis excused herself.
- J. 1.) **SU/SPR#09-10-02 REQUEST BY ATTITUDE AND EXPERIENCE SIGN AND CRANE TO ESTABLISH A RETAIL WAREHOUSE WITH OUTDOOR STORAGE AND OUTDOOR DISPLAY. LOCATED AT 1230 M-37 S. PARCEL #28-02-008-001-30 (SITE PLAN TABLED LAST MONTH FOR COMPLETE SITE PLAN)**

Larry Hofmeister presented the revised Site Plan. The Zoning Administrator had no additional recommendations. There was discussion regarding the display area, open air businesses, perimeter landscaping, fencing, gate location, and display area sign height. The Planning Commission determined that the request was for an open air business which has standards located elsewhere in the Ordinance so section 10.05.1 did not apply to this case.

Moved by Fitzpatrick seconded by Jorns to approve SPR#09-10-02 as it meets the requirements for approval in Section 21.03 with the following conditions:

1. Height of display signs do not exceed height of the building.
2. Display signs do not contain any type of advertisement.
3. The Special Use is approved by the Township Board.

Roll Call Vote: Yes: Hanson, Jorns, Fitzpatrick and Heim. No: None. Fleis recused herself from voting. Motion carried.

Fleis rejoined the commission.

## **2.) RESPONSE TO COUNTY PLANNING REGARDING MASTER PLAN**

Commission members Fitzpatrick and Fleis presented the letter they drafted in response to Grand Traverse County Planning Commission's remarks regarding the Master Plan. There was discussion regarding content of the letter.

Moved by Fleis seconded by Hanson to accept the letter with changes and send it to Grand Traverse County Planning. Motion carried.

**3.) PRIVATE ROAD STANDARDS** - The Zoning Administrator stated that the Grand Traverse County Planning is working on this issue also. She recommended waiting to see what they come up with.

Moved by Hanson seconded by Fitzpatrick to table the discussion on Private Road Standards. Motion carried.

**4.) MASONRY PLANNING POLICIES** - Rademaker was supposed to discuss a possible overlay district with the Township Board. Commission member Fleis feels that this is overregulation and that the same can be accomplished with landscaping. The Zoning Administrator suggested a joint meeting with the Township Board, or a couple of representatives from the Township Board to get some direction on this issue.

Moved by Fitzpatrick seconded by Hanson to table until the Planning Commission receives further information from the Township Board. Motion carried.

**5.) ZONING ORDINANCE AMENDMENT #104-05-09-06 TO AMEND ORDINANCE TO ALLOW CELLULAR CO-LOCATION AS AN ADMINISTRATIVE REVIEW.**

The Zoning Administrator presented the revised amendment.

Moved by Fitzpatrick seconded by Hanson to send Zoning Ordinance Amendment #104-05-09-06 to public hearing after the discussed revisions are made. Motion carried.

**6.) ZONING ORDINANCE AMENDMENT 104-05-09-07 TO AMEND ORDINANCE TO NOT ALLOW SHIPPING CONTAINERS, SEMI TRAILERS, ETC. TO BE USED FOR STORAGE BUILDINGS.**

There was discussion regarding trailers used by contractors/builders, time limits, what time frame is considered temporary, set back requirements, and licensing.

Moved by Jorns seconded by Fitzpatrick to table until the next meeting when the commission has more information. Motion carried.

**K. 1.) REQUEST BY KEVIN RAMOIE TO DISCUSS DOG KENNELS WITH OUTDOOR RUNS AND GROOMING IN RESIDENTIAL NEIGHBORHOOD DISTRICT.**

Kevin Ramoie, 3435 Beitner Road, presented his request to allow kennels with outdoor runs and grooming in the RN district on parcels with five acres or more.

Ramoie currently has an existing non conforming use and would like to add grooming as a service at his kennel. Kennels are allowed with a special use permit in the RN district. This item is on the agenda to only discuss as no application has been submitted.

There was discussion regarding use by right versus Special Use, complaints, indoor versus outdoor runs, and setbacks.

The Zoning Administrator will draft an amendment to the definition of a kennel and add grooming as a Special Use in the RN district and bring it to the next meeting.

- L. 1.)** The Zoning Administrator reported that Land Use Permits are up from last year at this time. She also reported on the Lamar Billboard lawsuit.
- 2.)** The Township Board Representative was absent.
- 3.)** Dennis Fitzpatrick, the Zoning Board of Appeals Representative reported that there was no meeting in November, but there will be one in December to approve the minutes from the October case.
- 4.)** Dale Hanson reported that he and Dennis Fitzpatrick are meeting with Bob Otwell from TART trails on Friday, and that the Safe Routes to School grant has been funded for another eighteen months. They will also meet with the principal from Blair Elementary when she gets back from an extended vacation.
- 5.)** The Zoning Administrator presented what she has put together so far for the Capital Improvement Plan.

**M.** The commissioners had no other comments.

**N.** Roger Zeits asked why Kevin Ramoie, with Deerfield Dog Lodging wasn't "grandfathered in" and asked if the fee for the Special Use could be waived.

**O. Adjournment 9:04 pm**

Respectfully submitted,

Lynette Ferman  
Recording Secretary

DRAFT