

**BLAIR TOWNSHIP PLANNING COMMISSION**  
***Regular Meeting–March 3, 2010***

- A. The regular meeting of the Blair Township Planning Commission was called to order by Chairman Heim at 6:00pm at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. Present at the meeting were commission members Hanson, Jorns, Clous, Rademaker, Fitzpatrick, Fleis, and Heim. Also in attendance were the Zoning Administrator, the Township Supervisor and five guests.
- D. Brenda DeKuiper spoke in favor of Zoning Ordinance Amendment #104-05-10-02. She stated that because the Township Board is ultimately responsible, they should have the ability to set conditions on Special Uses. She also stated that the Zoning Administrator and the Township Supervisor deal with complaints and violations, not the Planning Commission. She feels that this issue needs to be addressed before anymore Special Uses are approved.

Larry Fleis spoke against the amendment. Mr. Fleis stated that he does not believe that this issue has even been discussed by the Planning Commission. He also stated that it is the Planning Commission's job to make recommendations to the Township Board.

- E. Motion by Fleis seconded by Rademaker to approve the agenda with the following change:  
  
Move "New Business" ahead of "Unfinished Business". Motion carried.
- F. There was no conflict of interest stated.
- G. Moved by Fitzpatrick seconded by Fleis to approve the minutes of the February 3, 2010 regular meeting. Motion carried
- H. Chairman Heim announced that he had correspondence that will be discussed under "Any Other Business".
- I. There were no presentations.
- J. **1.) PUBLIC HEARING - ZONING ORDINANCE AMENDMENT #104-05-10-02 TO AMEND SECTION 22.05 OF THE ZONING ORDINANCE.**

**Opened Public Hearing at 6:11 pm.**

The Zoning Administrator stated the changes recommended by the Township Attorney to make Special Uses a smoother process. The Township Attorney would like to see these changes made before anymore Special Use Requests come before the Planning Commission or Township Board. The Zoning Administrator also stated that this amendment would bring the ordinance in line with the Enabling Act.

There was discussion regarding the sentence stating that “conditions could only be changed with the mutual consent of the Township Board and the land owner”. There was also discussion regarding changing “findings of fact” to “findings and conclusions”.

Larry Fleis spoke against this amendment stating that it is unfortunate that the Planning Commission has not had a chance to study this amendment. He also stated that there is a distinct difference between “fact” and “conclusion”. He does not care what the Enabling Act says. He feels that the Planning Commission should table the amendment and research the issue to see how it will effect the entire ordinance.

#### **Closed Public Hearing at 6:34 pm.**

There was discussion amongst the commission regarding what happens if a Site Plan is never approved, who can set conditions, and whether the Planning Commission can set conditions, or just recommend conditions to the Township Board.

There was discussion regarding whether the Township Board can send cases back to the Planning Commission or if there options are only to Deny, Approve or Approve with Conditions.

Moved by Hanson seconded by Fleis to table this amendment for further clarification. Motion carried.

#### **K. 1.) PRIVATE ROAD STANDARDS**

There was discussion regarding a special assessment if the road does not meet requirements and extension of private roads. The Zoning Administrator will bring revisions to the next meeting.

Moved by Rademaker seconded by Clous to table until the next meeting. Motion carried.

#### **2.) MASONRY PLANNING POLICIES – SURVEY TO PROPERTY OWNERS**

The commission members studied the survey presented by the Zoning Administrator. The Zoning Administrator will correct typos and change wording on a few items.

Moved by Clous seconded by Jorns to have the Zoning Administrator seek approval from the Township Supervisor to distribute the surveys. Motion carried.

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

The commission considered the proposed amendment. There was discussion regarding the application process.

Moved by Fitzpatrick seconded by Fleis to send Amendment #104-05-09-07 to Public Hearing. Motion carried.

**L. 1.) ZONING ADMINISTRATOR**

The Zoning Administrator reported on the Acknowledgement of Policy regarding Township Materials and the Lamar litigation. She has given the commission members her February report and asked if the commission would be interested in working on a new Zoning Ordinance by section.

**2.) TOWNBOARD REPRESENTATIVE**

Commission member Rademaker reported that the board approved the Acknowledgement of Policy regarding Township Materials, approved the seminar at the Great Wolf Lodge, approved the Special Use for Deerfield Dog Lodging and Subie Specialists, and that EMS has received a grant to purchase heart monitors.

**3.) ZONING BOARD OF APPEALS REPRESENTATIVE**

No report, the board has not met, will meet again in April.

**4.)** Commission member Hanson updated the commission on what he and commission member Fitzpatrick have been working on. He also stated that North Country Trails is spearheading an effort to bring their trail into Blair Township.

**M. 1.)** Commission member Fleis asked that Public Hearings be moved to after Presentations on the agenda.

Chairman Heim stated that he received information from the Boardman River Watershed Study regarding recommendations to amend the ordinance. He will distribute the information at the next meeting to learn if there is interest.

The Zoning Administrator asked the commission what their thoughts were on the joint meeting with Garfield Township's Planning Commission and asked them how they would like to proceed.

**O. Adjournment 8:22 pm**

Respectfully submitted,

Lynette Ferman  
Recording Secretary