

**BLAIR TOWNSHIP ZONING BOARD OF APPEALS**  
***Regular Meeting - May 12, 2010***

- A. The regular meeting of the Blair Township Zoning Board of Appeals was called to order by Chairman Sanford at 6:00 pm at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. In attendance were Zeits, Fitzpatrick, Sanford, Lombard and Bildeaux. Mapes and McGee were excused. Also in attendance were the Zoning Administrator and four guests.

Chairman Sanford explained that it would take a majority of the total board to approve this variance, not just a majority of the board members present tonight.

- D. There was no public input.
- E. Motion by Fitzpatrick seconded by Zeits to approve the agenda as presented. Motion carried.
- F. There was no conflict of interest stated.
- G. Motion by Zeits supported by Fitzpatrick to approve the minutes of the April 14, 2010 regular meeting as presented. Motion carried.
- H. There were letters from Mike Hagy, Robert McGinnis II and Thomas Morrison in favor of the request. There was a letter from an anonymous person opposing the request.
- I. There was no unfinished business.
- J. CASE #10-02 REQUEST BY LORI PICKARD FOR A VARIANCE FROM SECTION 09.05.3.A (FRONT YARD SETBACK REQUIREMENTS FOR THE MH, MANUFACTURED HOME ZONING DISTRICT) AT 4882 LUANNE LN. PARCEL NUMBER 28-02-520-009-00. REQUEST TO BUILD A 24' X 32', 768 SQ FT, DETACHED GARAGE IN THE FRONT YARD SETBACK. REQUIRED FRONT YARD SETBACK : 35 FEET, PROPOSED SETBACK: 21 FEET, 14 FOOT VARIANCE.

Lori Pickard presented her request and explained that she could not put the garage in the back yard because of the septic and drain field, and that the house is too close to the property line to put the garage on the side of the house.

There was no public comment on this case.

There was discussion amongst the board members regarding location, size of the proposed garage, attaching the garage to the home, and the location of the septic and drain field.

Moved by Lombard seconded by Zeits to approve a six foot variance from the required front yard setback.

RCV: Yes: Zeits. No: Fitzpatrick, Lombard, Bildeaux and Sanford. Motion denied.

Moved by Bildeaux seconded by Fitzpatrick to not approve the variance.

RCV: Yes: Fitzpatrick, does not meet Section 24.03, Lombard, does not meet Section 24.03 item #9, Bildeaux, does not meet Section 24.03 item #3, Sanford, practical difficulty has not been proven. No: Zeits. Motion carried.

- K.** 1.) Planning Commission Representative Fitzpatrick stated that at the last meeting the commission discussed private road standards, approve an amendment to Section 22.05, and worked on Article 16. He also reported on his meeting with the principal at Blair Elementary regarding “Safe Routes to School”.
- 2.) Township Board Representative Zeits reported that the board had a Public Hearing for a Special Use for Grand Bay Golf Carts, approved collection of summer taxes for TCAPS, will be getting bids for the water main extension and approved a fireworks display in June at Wilderness Crossings.
- 3.) The Zoning Administrator reported that she has been working on a business development link on the township website with a student from TBA and reported on the design standards survey results.

**L.** There was no other business.

**M.** Adjournment 6:52pm

Respectfully submitted,

Lynette Ferman  
Recording Secretary