

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting–October 19, 2011- Approved

- A. The regular meeting of the Blair Township Planning Commission was called to order by Chairman Heim at 6:00 p.m. at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. Present at the meeting were commission members Bildeaux, Fleis, Heim, Dean, Zeits, Jorns and Clous. Also in attendance were the Zoning Administrator and three (3) guests.
- D. There was no public input.
- E. Moved by Clous supported by Fleis to approve the agenda as presented. Motion carried.
- F. There was no conflict of interest stated.
- G. Moved by Fleis supported by Bildeaux to approve the minutes of the September 21, 2011 regular meeting. Motion carried.

Moved by Jorns supported by Fleis to approve the minutes of the September 7, 2011 special meeting. Motion carried.

- H. The Zoning Administrator reported that he had received an invitation to the Grand Traverse County Awards Banquet.
- I. Planners Moments DVD – Blue Infrastructure
- J. **PUBLIC HEARING** – None
- K. **1.) SITE PLAN AMENDMENT ADVANCE MOTORS LLC SPR#11-08-01**

The Zoning Administrator stated that Wolverine Power approved the location of the fence, but not the location of the dumpster. The applicant has decided to utilize the existing dumpster and delete the proposed dumpster from the Site Plan.

Moved by Bildeaux supported by Fleis to amend Site Plan #11-08-01 which adds a condition that states “The relocated screened dumpster pad to be removed on the Site Plan and the dumpster to be retained in it’s original location depicted on the Site Plan per the letter from Wolverine Power dated September 26, 2011. RCV: Yes: Jorns, Clous, Zeits, Dean, Bildeaux, Fleis and Heim. No: None. Motion carried.

2.) KEYHOLING – The Zoning Administrator reviewed the definition of “keyholing” and has researched neighboring townships’ ordinances on keyholing. He stated that Blair and Garfield Townships ordinances are the least restrictive. He also checked with the Sheriff’s Department and they stated that there have been no accidents on Silver Lake since 2007. The Zoning Administrator also stated that the Township has no way to enforce the number of boats on the lake.

There was discussion regarding existing public access, wetlands, docks, and the criteria for granting a marina permit. The Zoning Administrator will contact the DEQ and bring more information to the next meeting.

3.) ZONING ORDINANCE AMENDMENT 104-05-11-05 TOP SOIL REMOVAL-

The Zoning Administrator spoke with the Natural Rivers Coordinator who stated that the Township is not allowed to permit top soil removal (mining) in the Natural Rivers District.

There was discussion regarding the minimum area of the parcel being mined and the distance requirement from the road.

Moved by Clous supported by Jorns to recommend approval of Amendment #104-05-11-05 to the Township Board with the following revisions:

1. Strike paragraph A in Section 16.11.4.
2. Include top soil removal as a use allowed in Section 4.02.

RCV: Yes: Clous, Jorns, Zeits, Dean, Fleis and Heim. No: Bildeaux.
Motion carried.

4.) TOWNSHIP BOARD COMMENTS ON ROADSIDE STANDS –

Moved by Fleis supported by Dean to table. Motion carried.

5.) ZONING ORDINANCE REVIEW SECTION 18.06 -18.16 –

There was discussion regarding Clubs & Organizations and Special Uses. There was also discussion regarding communication towers, composting and recycling facilities, contractor’s yards, convalescent homes, nursing homes and congregate facilities.

Moved by Clous supported by Bildeaux to table the discussion on Drive Thru Establishments. Motion carried.

6.) ZONING ORDINANCE REVIEW SECTION 18.17-18.28-

Moved by Bildeaux supported by Clous to table. Motion carried.

L. NEW BUSINESS - None

M. REPORTS

1.) **ZONING ADMINISTRATOR** – The Zoning Administrator reported that permits for September are down from last year. He also reported that the Township Board approved the Keeping of Animals Zoning Ordinance Amendment with changes. He also stated that the Township Board approved the Capital Improvement Plan and the combining of parcels for Advance Motors.

2.) **TOWNSHIP BOARD REPRESENTATIVE** – Zeits stated that the Zoning Administrator covered everything.

3.) **ZONING BOARD OF APPEALS REPRESENTATIVE - Bildeaux** reported that the ZBA did not meet in October.

4.) **TRAILS - Dean** reported that he made some contacts at the planning meeting he attended, and he will meet with those contacts again next month.

N. ANY OTHER BUSINESS

Comments from Commissioner Zeits regarding keyholing.

O. There was no public input.

P. Adjourned at 8:23 pm.

Respectfully submitted,

Lynette Wolfgang
Recording Secretary