

**BLAIR TOWNSHIP PLANNING COMMISSION**  
***Regular Meeting–May 5, 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 Rademaker, Fleis, Fitzpatrick, Heim, and Clous. Hanson was absent and Jorns was excused. Also in attendance were the Zoning Administrator and six guests.
- D. There was no public input.
- E. Motion by Fitzpatrick seconded by Fleis to approve the agenda as presented. Motion carried.
- F. There was no conflict in interest stated.
- G. Moved by Fleis seconded by Rademaker to approve the minutes of the April 7, 2010 regular meeting as presented. Motion carried.
- H. Chairman Heim also stated that he received correspondence from LandPlan offering Planning Services and from the American Planning Association regarding education.
- I. There were no presentations.
- J. There was no public hearing.
- K. **1.) MASONRY PLANNING POLICIES – PUBLIC COMMENT-SURVEY RESULTS**

There was no public comment on this subject. There was discussion among the commission members regarding comments from the survey, design standards, additional costs to business owners, and how restrictive the township should be.

Motion by Fitzpatrick seconded by Clous to send the survey comments to the Township Board for them to peruse and make their recommendations. Motion carried.

**2.) PRIVATE ROAD STANDARDS**

The Zoning Administrator presented the revised ordinance. There was discussion regarding other applicable agencies, permits, certificate of completion, material specifications, and review of road maintenance agreements by the Township Attorney. The Zoning Administrator will make further revisions and bring back to the next meeting.

**3.) ZONING ORDINANCE AMENDMENT #104-05-10-02 TO AMEND SECTION 22.05 OF THE ZONING ORDINANCE.**

There was discussion regarding the Township Attorney's comments. The Township Supervisor stressed that the Planning Commission is strictly a recommending body.

Moved by Fleis seconded by Fitzpatrick to recommend to the Township Board acceptance of amendment #104-05-10-02 to amend Section 22.05.

RCV: Fleis: yes, Fitzpatrick: yes, Rademaker: yes, but hopes that the Township Board will make decisions with guidance from the Zoning Ordinance, not what looks or feels better. Clous: yes, Heim: yes. Motion carried.

**4.) ZONING ORDINANCE REVIEW- ARTICLE 16, SECTIONS 16.01 THRU 16.05**

The Zoning Administrator reported on the revisions to this Section.

Moved by Fleis seconded by Fitzpatrick to take Article 16, sections 16.01 thru 16.05 to Public Hearing. Motion carried.

**L. 1.) ZONING ORDINANCE REVIEW –ARTICLE 16, SECTIONS 16.06 THRU 16.10**

There was discussion regarding smoke, air contaminants, noxious gases and the fact that the DEQ governs this. There was further discussion regarding access management, MDOT restrictions, and promoting interconnection. The Zoning Administrator will make proposed changes and bring back to the next meeting.

**M. 1.)** The Zoning Administrator presented her report for April. She also reported on the two Zoning Ordinance amendments that went to County Planning, the Masonry Planning Policy surveys, and the business development link on the township website.

**2.)** Township Board Representative Rademaker reported that the Township Board had had their last budget meeting. He also reported on presentations from Bob Osterhout regarding Solid Waste, and from the Library Committee. The Township Board recognized Eagle Scout Aaron Olsen for the improvements he made to the Schmukal Nature Preserve, and approved training for fire department personnel.

**3.)** Zoning Board of Appeals Representative Fitzpatrick reported that they met in April and approved a variance for TNT Fireworks.

**4.)** Commission member Fitzpatrick stated that he has a meeting with the principal of Blair Elementary tomorrow to discuss Safe Routes to School.

**N.** There was no other business.

O. Fred Marsh Jr. commented that he lives near the car wash on US 31 and inquired about development in that area.

P. Adjournment 7:59 pm.

Respectfully submitted,

Lynette Ferman  
Recording Secretary

DRAFT