

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting–June 2,2010

- A. The regular meeting of the Blair Township Planning Commission was called to order by Vice-Chairman Fitzpatrick at 6:01pm at the Blair Township Hall.
- B. The Pledge of Allegiance was recited.
- C. Present at the meeting were commission members Fleis, Fitzpatrick, Jorns and Clous. Heim and Rademaker were excused. Also in attendance were the Zoning Administrator and one guest.
- D. There was no public input.
- E. Motion by Fleis seconded by Jorns to approve the agenda as presented. Motion carried.
- F. There was no conflict in interest stated.
- G. Moved by Fleis seconded by Jorns to approve the minutes of the May 5, 2010 regular meeting as presented. Motion carried.
- H. Vice-Chairman Fitzpatrick reported that Grand Traverse County Planning was in concurrence with amendment #104-05-10-02 regarding Special Uses according to the Planning Enabling Act. He also reported that the he received Dale Hanson's letter of resignation.
- I. There were no presentations.
- J. **PUBLIC HEARING – SU/SPR#10-05-02 REQUEST BY TERRY DENMAN FOR A JUNKYARD AT 2605 M-37 S, TRAVERSE CITY, MI 49684. PARCEL #28-02-016-019-00. THIS WILL BE AN EXPANSION OF THE EXISTING JUNKYARD AT 2695 M-37 S.**

OPENED PUBLIC HEARING AT 6:06 PM.

Perry Vandermuellen, representing Terry Denman explained that Gene's Auto Parts has purchased five acres adjacent to their property that they want to use for storage and overflow. He stated that they will make the fence the same height and color as the existing fence.

The Zoning Administrator stated that the last approval by the Planning Commission was as a used car lot, and to have this approved as a junkyard, it has to go through the Special Use process. The Zoning Administrator gave her recommendations.

There was discussion regarding the Master Plan, what is allowed in front of the current facility, trees and evergreen screens.

Moved by Jorns seconded by Fleis to recommend approval of SU/SPR#10-05-02 as presented, to the Township Board, as it meets the standards for approval in Section 22.04 A through G, Section 16.05, and the findings and conclusions. RCV: Yes: Jorns, Clous, Fleis, and Fitzpatrick. No: None. Motion carried.

There was discussion regarding the entrance, fencing, and landscaping.

Moved by Fleis seconded by Jorns to approve SPR#10-05-02 as it meets the standards for approval in Section 21.03 with the following conditions:

1. Fencing and landscaping to be completed prior to occupancy.
2. Note on Site Plan “Driveway immediately abandoned”.
3. Note on Site Plan “Fence continued from current property.
4. Mark on Site Plan where fence will be cut for entrance.
5. Fence across back of property to be marked on Site Plan.

These revisions will be made and given to the Zoning Administrator. The commission considered the required data for a Site Plan in the Standards for Approval. A copy of the list of required data was given to the applicant.

RCV: Yes: Clous, Fleis, Jorns, Fitzpatrick, meets 21.02 with changes that need to be made.

K. 1.) MASONRY PLANNING POLICIES

Moved by Clous seconded by Fleis to remove Masonry Planning Policies from the agenda. Motion carried.

2.) PRIVATE ROAD STANDARDS

The Zoning Administrator presented the revised amendment. There was discussion regarding new and existing parcels and the road maintenance agreement.

Moved by Jorns seconded by Fleis to send Zoning Ordinance Amendment #104-05-10-03 with changes to Public Hearing. Motion carried.

3.) ZONING ORDINANCE REVIEW – ARTICLE 16, SECTIONS 16.06 THRU 16.10

The Zoning Administrator presented the proposed changes. There was discussion regarding calls received by the Zoning Administrator in regards to the keeping of chickens.

Moved by Fleis seconded by Clous to send the changes to Article 16, Sections 16.06 thru 16.10 to Public Hearing. Motion carried.

L. 1.) ZONING ORDINANCE REVIEW –ARTICLE 16, SECTIONS 16.11 THRU 16.15

Moved by Fleis seconded by Clous to table this discussion until the next meeting.
Motion carried.

M. 1.) The Zoning Administrator presented her report for May. She also reported on Administrative Reviews of Adult Foster Care Homes.

2.) Township Board Representative Rademaker was absent.

3.) Zoning Board of Appeals Representative Fitzpatrick reported that they met in May and denied a variance to add a garage in a front yard setback.

4.) Commission member Fitzpatrick stated that he met with the principal of Blair Elementary who is very excited about Safe Routes to School and asked him to get in touch with Paul Soma at TCAPS. Fitzpatrick also spoke with Keith Charters who is with the DNR who told him grant money will be available next year.

N. Commission member Clous spoke regarding requirements on a Site Plan and asked that this be added to next month's agenda.

O. There was no public input.

P. Adjournment 8:06 pm.

Respectfully submitted,

Lynette Ferman
Recording Secretary