

BLAIR TOWNSHIP PLANNING COMMISSION
Regular Meeting–April 7, 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 Jorns, Rademaker, Clous, Fitzpatrick, Heim, and Fleis. Hanson was excused. Also in attendance was the Zoning Administrator and one guest.
- D. There was no public input.
- E. Motion by Fitzpatrick seconded by Fleis to approve the agenda as presented. Motion carried.
- F. Commission member Jorns stated that he rents space for boat storage from the applicant in case J1. He stated that he spoke with the Zoning Administrator about this and that there was no conflict of interest.
- G. Moved by Fleis seconded by Fitzpatrick to approve the minutes of the March 3, 2010 regular meeting and the February 24, 2010 special meeting with the following changes:
- March 3, 2010 regular meeting item J1: “changes recommended by the Township Attorney were to make Special Uses a smoother process”.
- March 3, 2010 regular meeting item M1: “He will distribute the information for the next meeting.
- Motion carried
- H. There was discussion regarding the letter received from the Watershed Center – Boardman River Valley. There was discussion regarding pervious/impervious pavement, and the items that other agencies govern. The Zoning Administrator stated that many of the issues brought up in the letter were addressed by the Zoning Ordinance and the Master Plan. The commission members decided not to act on this issue at this time.
- Chairman Heim also stated that he received a survey from NWMCOG designed to stimulate thinking on how to improve current education structures.
- I. There were no presentations.
- J. **1.) PUBLIC HEARING SU/SPR - #10-03-02 REQUEST BY DAVID GLEASON FOR AN OPEN AIR BUSINESS USE/SALES LOT TO DISPLAY GOLF CARTS FOR SALE AND GOLF CART REPAIR AT 936 W. COMMERCE DR, TRAVERSE CITY, MI 49684. PARCEL #28-02-685-003-00.**

Opened Public Hearing at 6:22 pm

David Gleason presented the request stating that Grand Bay Golf would be leasing the property from him, he stated that Charles Olson would perform the service on the golf carts either on-site or at the golf course, that service is the company's primary business, orders for new golf carts will be shipped direct, and that the business is not open during the winter.

The Zoning Administrator stated that she received one e-mail from F & T Partners, LLC, owners of property on East Commerce Drive, in favor of the request.

In her staff report the Zoning Administrator stated that the motions made for this case need to be specific to help build a record for the Township Board to use in making their decision. She also recommended the number of carts to be allowed outside be limited, stating the difference between outdoor storage and outdoor display.

There was discussion regarding outdoor displays and what the restrictions are, parking and landscaping.

Closed Public Hearing at 6:42 pm

The applicant stated that there was a typographical error on the Site Plan Review Application, and that the use would not change the essential character of the area.

Upon consideration of the Standards for Approval a motion was made by Rademaker, seconded by Fitzpatrick to recommend approval of SU/SPR #10-03-01 to the Township Board for David Gleason and Grand Bay Golf Cars to operate a sales office with open air business use for the display of golf carts and minor golf cart repair based on the Finding and Conclusions listed in the Staff Report with the following conditions:

1. Any repair and/or replacement activity shall be conducted within a totally enclosed building.
2. All used and/or discarded parts shall be stored within a completely enclosed building.
3. There shall be no outside storage of any partially dismantled or inoperative vehicles.
4. There shall be no releasing of toxic gas, liquids or materials in any form into the atmosphere, the water or sewer systems of the Township, or on, or into the earth.
5. Golf carts shall only be displayed in areas delineated as display area on the site plan.
6. No flashing lights, balloons or pennants allowed on site.
7. Maximum of 25 carts in northern display area and 3 carts in display area by drive.

As it is a use allowed by special use in the CM, Commercial Manufacturing District and with the conditions stated meets the Standards for Approval in Section 22.04 of the Zoning Ordinance.

RCV: Yes: Fleis, Fitzpatrick, Clous, Rademaker, Jorns, and Heim. No: None.
Motion carried.

The Zoning Administrator stated that there were two items missing on the Site Plan Review, the Unloading Zone and Trash Receptacle Area. The Applicant stated that the Unloading Zone was not needed because orders are direct shipped and that the Trash Receptacle would be inside the building.

Commission member Rademaker asked that the sewer leads be added to the Site Plan. There was discussion regarding setbacks.

Upon consideration of the Standards for Approval, a motion was made by Rademaker, seconded by Fitzpatrick to approve the site plan for SU/SPR #10-03-02 as it meets the standards for approval in section 21.03 of the Zoning Ordinance with the following conditions:

1. Notation regarding trash receptacle be added to the site plan
2. Notation regarding unloading area be added to the site plan
3. Subject to outside agency approval, if any
4. Subject to the understanding that an additional permit will be required for signage
5. Subject to Township Board approval of Special Use
6. Update zoning district to CM on site plan
7. Update site plan to reflect 25 golf carts in north display area and 3 carts in drive display area
8. Show sewer lines on site plan

RCV: Yes: Rademaker, Clous, Fitzpatrick, Fleis, Jorns, and Heim. No: None.
Motion carried.

2.) PUBLIC HEARING – ZONING ORDINANCE AMENDMENT #104-05-09-07 TO AMEND SECTION 16.02 OF THE ZONING ORDINANCE TO ALLOW TEMPORARY STRUCTURES WITH A PERMIT.

Opened Public Hearing at 7:12 pm.

The Zoning Administrator reported on the changes to the amendment.

There was no public in attendance.

Closed Public Hearing at 7:16 pm.

Moved by Fitzpatrick seconded by Fleis to recommend approval of amendment #104-05-09-07 with the change, to the Township Board.

RCV: Yes: Clous, Fitzpatrick, Fleis, Jorns, Rademaker, and Heim. No: None.
Motion carried.

- K. 1.) PRIVATE ROAD STANDARDS** – The Zoning Administrator stated that she had taken the comments from the last meeting and incorporated them into the ordinance. She also presented an example of a road maintenance agreement.

There was discussion regarding the township’s right to special assess, the number of parcels to determine the difference between a private drive and a private road, construction requirements, and construction specifications.

The Zoning Administrator will add the road maintenance agreement and make changes to the ordinance and bring it to the next meeting.

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

The Zoning Administrator presented the preliminary results of the survey to the commission members. She stated that she had received 101 surveys back out of the 265 she sent. She will have comments from the property owners for the next meeting.

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

The Zoning Administrator presented the Township Attorney’s letter stating why the changes need to be made.

There was discussion regarding the Planning Commission being a recommending body and whether or not the Township Board should be able to change the conditions set by the Planning Commission. The Commission would like a provision for the Township Board to send it back to the Planning Commission if they do not agree with the conditions. The Zoning Administrator will check with the Township Attorney to determine whether this would be advisable.

- L. 1.) ZONING ORDINANCE REVIEW –ARTICLE 16, SECTIONS 16.01 THRU 16.05**

The Zoning Administrator presented the proposed changes. There was discussion regarding duplexes, granny flats, and landscaping. The Planning Commission needed more time to review the changes prior to discussion. The Zoning Administrator will make recommended changes from the brief discussion and bring to the next meeting.

- M. 1.)** The Zoning Administrator presented her report for March. She also reported that TNT Fireworks will be in front of the Zoning Board of Appeals for April, and that she had passed out copies of the Capital Improvement Plan to each of the commission members.

2.) Township Board Representative Rademaker reported that the Township Board had approved the Capital Improvement Plan, approved moving forward with the East Silver Lake sewer expansion, approved the Deerfield Dog Lodging Special Use Request, approved fireworks at Wuerful Stadium, approved donating to the Veterans Fireworks Display, and have been working on next year's budget.

3.) Zoning Board of Appeals Representative Fitzpatrick reported that there was no meeting in March, but that there will be an April meeting.

4.) Commission member Fitzpatrick stated that he will be meeting with the principal of Blair Elementary next week to talk about trails.

N. There was no other business.

O. There was no public input

P. Adjournment 8:53 pm.

Respectfully submitted,

Lynette Ferman
Recording Secretary

DRAFT