

BLAIR TOWNSHIP PLANNING COMMISSION

Approved Minutes

April 18, 2018

- A. CALL TO ORDER:
The Blair Planning Commission was called to order by Chairman Heim at 6:00 pm.
- B. PLEDGE OF ALLEGIANCE:
The Pledge of Allegiance was recited.
- C. ROLL CALL:
Present at roll call: Travis Clous, George Lombard, Andy Nickerson, Adam Wagner, and Jerry Heim , Zoning Administrator Lisa Guereri; excused absences for Bob Boeve, Dennis Fitzpatrick
Also present: Recording Secretary Susan Kase
- D. PUBLIC INPUT:
None
- E. APPROVAL OF AGENDA:
Motion by Nickerson, seconded by Wagner to approve the agenda, striking the site plan review under new business being withdrawn.
Motion carried. All voted AYE on the motion.
- F. DECLARATION OF CONFLICT OF INTEREST:
There was no stated conflict of interest.
- G. MINUTES:
Motion by Lombard, seconded by Nickerson to approve the minutes of Mar 28, 2018 with corrections noted.
- H. CORRESPONDENCE:
There was no correspondence.
- I. PRESENTATIONS:
There was no presentation.
- J. UNFINISHED BUSINESS:
There was no Unfinished Business.
- K. NEW BUSINESS:
None

Staff Reports

Chairman Heim asked for any staff comments. Asked Lisa for input. No updates from Zoning.

Trails – George Lombard commented that the railroad tracks on Beitner will be exempted from requiring school buses and propane trucks to stop, as it creates a dangerous traffic situation at the intersection.

Any Other Business

1. Master Plan – discussion and assembly of document

Travis Clous discussed the progress of the master plan map, with the intent that at the next meeting he will be able to provide a hand out to Board Members. Lindsey is currently holding the original version of the Master Plan. Travis plans to condense the various versions into one, distribute it and ask for review by members. Missing maps can be inserted. Lisa added that there is a possible 90 day window to submit the updates. Travis asked if the master plan map needs to be sent to all the other townships for review. Ch Heim spoke with Dennis today and he suggested that the Master Plan be sent to all the townships that previously had input. Lisa can supply the sewer and water maps to Travis. Travis proposed to use the maps from the 2009 Master Plan, showing grades and slopes. Travis has digital maps. Nicole interjected that we need to include the wetland map from the DEQ in the Master Plan. It was recently received in the Township offices.

Ch Heim inquired if there are no items on the May XX PC meeting, could the Master Plan be discussed at that time. It will require more than one week for board members to review. Lisa will mail the information to the members. It will require time to review the maps, and possibly drive around the township to view sites. A special meeting in June may be held for discussing the Master Plan. Travis will provide the documents to Lisa and she will mail it out. Separately from the meeting packet. Travis plans to have the Master Plan done, although the maps may not be complete. Travis suggested that the maps be displayed using a projector for all members to view the maps together. Another meeting could be held to finalize the review of the Master Plan.

2. Text Amendment on Mobile Homes

Township Attorneys comments regarding the review of the amendment were reviewed by the Board Members. Several deletions, edits and additions to clarify the Mobile Home Act interpretation. Skirting language was also taken from the ordinance.

Chairman Heim asked for a summary of changes: leaving “Mobile Homes (see Manufactured Homes)” language in the amendment; attorney borrowed skirting language from the Long

Lake Township ordinance, but Supervisor Blonshine prefers the original text.

Discussion

Travis asked that verbiage be inserted in the definition of modular pre-manufactured housing unit. There is a distinction between a HUD home and a BOCA home. There are homes that are under the BOCA code, they are in a different category than a HUD home. The relocation of an older home would not be restricted. “BOCA code dwelling” should be inserted***

“Constructed solely within a factory” defines the manufactured home. Leave the definition as it is in the current ordinance. Italicized text is the only wording added. (I need a copy please) BOCA code dwelling unit.

Adam Wagner asked if the phrase “Mobile Home” should be inserted in page 2 to distinguish a BOCA code home from a modular home. HUD homes are titled homes, not stick built. BOCA is built under a different code than a modular home. Modular homes are built in sections.

This amendment is designed to eliminate the need to determine a structure is a dangerous structure after it has been moved into the Township. It is costly to the Township to act upon a dangerous structure after it has been placed in the Township.

Add “titled” before Factory Built, add “dwelling” after single family...get changes from Lisa.

Sec 1602 Billing paragraph –

Travis suggested to add “R 125.1604” to the skirting requirements. Lisa stated that this is included in the legal definition. Travis wants to reduce time from 180 days to 90 days the time required to get a final occupancy permit. Lisa stated that with the regulatory agencies can be slow to issue the required permits, especially if a homeowner is submitting the applications themselves without assistance.

Wagner made the motion that the amendment be submitted for public hearing with the changes made; Nickerson seconded. Chairman Heim asked for more discussion; all in favor, aye. No no’s.

104-05-18-01

N. No public input

O. Adjournment

George Lombard moved to adjourn; seconded by Andy Nickerson. Meeting adjourned at 7:10pm.

Respectfully submitted,

Susan Kase, Recorder