

BLAIR TOWNSHIP BOARD OF TRUSTEES

Regular Meeting via ZOOM

February 9, 2021

6:00PM

APPROVED

CALL TO ORDER: The regular meeting of the Blair Township Board of Trustees was held via Zoom February 9, 2021. The meeting was called to order by Supervisor Blonshine at 6:03 PM.

OPENING CEREMONIES: The Pledge of Allegiance was recited.

ROLL CALL: Members present were Kucera in Blair Township, Grand Traverse County, Fleis in Blair Township, Grand Traverse County, Zeits in Blair Township, in Grand Traverse County, Wolfgang in Blair Township, Grand Traverse County, Fitzpatrick in Blair Township, Grand Traverse County, Campbell in Blair Township, Grand Traverse County, and Blonshine in Blair Township, Grand Traverse County. Also, in attendance were Emergency Services Director Eric Somsel and four (4) guests.

BRIEF PUBLIC INPUT: None.

APPROVAL OF AGENDA:

Moved by Wolfgang second by Kucera to approve agenda with the addition of item 7 Resolution #2021-02 To Allow Local Residents to Protest in Writing (Board of Review) and correction of item B under new business parcel number for Special Use Case #SU/SPR 21-01-02, Spicy Apples LLC should read #28-02-008-002-00. **Yes:** Zeits, Campbell, Fleis, Blonshine, Kucera, Wolfgang and Fitzpatrick. **No:** None. **Motion Carried.**

DECLARATION OF CONFLICT OF INTEREST: None stated.

PRESENTATIONS/SPECIAL REPORT:

GRAND TRAVERSE COUNTY COMMISSIONER REPORT: No representative present.

SHERIFF'S REPORT: Officer Karczewski gave his report.

GRAND TRAVERSE COUNTY ROAD COMMISSION: No representative present.

WADE TRIM: No engineer present.

OPERATION SERVICES REPORT: Report submitted.

TREASURER REPORT: Board member Campbell gave her report.

ANNOUNCEMENTS/CORRESPONDENCE: None.

CONSENT CALENDAR:

<u>FUND</u>	<u>CHECK NUMBERS</u>	<u>TOTALS</u>	<u>REPORTS</u>
Pooled Operating	#4603-4687	\$ 72,159.34	EMS Report
Trust & Agency Fund	#	\$	Water Dept. Report
Tax Account	#6690-6708	\$ 362,983.56	Minutes Regular Meeting
Payroll Check	#1731-1739	\$ 20,983.04	January 12, 2021
Direct Deposit/EFT		\$ 68,840.80	

Moved by Fitzpatrick second by Zeits to approve the consent calendar as presented. **Yes:** Wolfgang, Fleis, Campbell, Kucera, Blonshine, Fitzpatrick and Zeits. **No:** None. **Motion Carried.**

UNFINISHED BUSINESS: There was none.

NEW BUSINESS:

PUBLIC HEARING/S

- A. **Special Use Case # SU/SPR 21-01-01, Century Storage Condos LLC to establish an 8-building storage facility on vacant property located on West Commerce Drive, parcel #28-02-225-052-00.**

Public Hearing opened at 6:13PM

Don Schmuckal: "This is Don Schmuckal, and I am interested in the Biggby Coffee that is proposed at Chums Corner. That's why I am here at the meeting.

Nicole Blonshine: "Ok, Don that will be our next public hearing so hang tight, that will be hearing number two."

No other public comment.

Public Hearing closed at 6:15PM

Board Discussion: Blonshine: "I have a comment regarding this special use case for Century Storage Condos. I didn't see anywhere that the Planning Commission had put a condition on approval for this – specifically in regard to outside storage. I know Stafford's Storage Barns, H&M Development with their special use case storage barns that condition was put on them, so I'm ok with approving this special use but I would like to place the condition that there will be no outside storage allowed". Several other Board members voiced their agreement. There is also discussion regarding the amount of storage facilities in the township, possibility limiting the amount in the future, as well as reviewing the Townships Masterplan and consulting with Township attorney for legal opinion.

Moved by Blonshine second by Zeits to approve SU/SPR 21-01-01 Century Storage Condos LLC and place the condition of approval that no outside storage be allowed, as it meets the standards for approval Section 22.04 items A-G and has the recommendation from Township Planning Commission. **Yes:** Campbell, Fleis, Zeits, Wolfgang, Blonshine. Fitzpatrick and Kucera. **No:** None. **Motion Carried.**

B. Special Use Case # SU/SPR 21-01-02, Spicy Apples LLC to establish a Biggy Coffee Drive-thru only facility on vacant property located at 4041 US 31 South- parcel #28-02-008-002-00.

Public Hearing opened at 6:21PM

Don Schmuckal: "This is Don Schmuckal, I grew up where Biggy Coffee is planning on going in and my main concern is the traffic safety going in and out at that location, which is so close to the corner. Hopefully, they have done their due diligence and are able to get people in and out especially in the morning when traffic is sometimes backed up to the top of the hill. So, that is my concern".

Dennis Fitzpatrick: "That was the concern for everybody on the Planning Commission and they were trying to get an alternate route where they could use the drive coming in from Chase Bank on the corner and then they could whip around and come back out, but Chase didn't want them using their drive at all, so MDOT said the only thing they can have is an ingress and egress coming out onto 31. And I agree, it's going to be tough especially if you're going west to cross 3 or 4 lanes, but that was the only alternative they had.

John MacIntosh: "This is John MacIntosh, MaryAnne MacIntosh's husband and Spicy Apple's owner, and I'd like to address that question. We have sort of looked at the traffic flow and we actually went out there a couple mornings and found that the right turn lane heading south is available consistently. Our customers would be able to turn out into that lane and could potentially maneuver through Menards is what we felt and what we found to be the case and once you get through Menards you can go in any direction you want to go".

Tracie Campbell: "When did you do the study?"

John MacIntosh: "This was a couple weeks ago."

Tracie Campbell: "So you're looking at winter traffic opposed to summer traffic?"

John MacIntosh: "That is true".

MaryAnne MacIntosh: "Hi, this is MaryAnne we've also talked with Menards to get a back way out through there and we've actually done the B cubed to be where we

can actually go that way, so that's our eventual plan but Menard's hasn't responded to our stuff as well."

Tonia Olson: "Tonia Olson with B cubed manufacturing, I'm assisting John and MaryAnne with their project here. Definitely we appreciate the concern that Mr. Schmuckal has brought up and that the Planning Commission has brought up, but we did work with the MDOT to make sure the entrance and exit was designed in a manner which they would accept and approve with consideration of traffic. So, Thank You all for your consideration of this proposal and we do appreciate approval, Thank You."

Don Schmuckal : "This is Don once again and I would be interested in, if it's possible to know what, how many customers they expect to have in the morning and then maybe how many in the afternoon because of traffic flows".

Nicole Blonshine: "Don, I'm not sure if they really can answer that. I think the fact that they've worked with MDOT for the ingress and egress, MDOT has approved it. I know that they've also been in contact like MaryAnne said with Menards for easement access. I think they've also contacted the Schmuckal Foundation for easement access. I know that they've worked really hard and done their due diligence and MDOT has approved it".

Nicole Blonshine: "Any other public comment?"

Public Hearing closed at 6:27PM

Moved by Blonshine second by Kucera to approve SU/SPR 21-01-02, Spicy Apples LLC for establishing the Biggby Coffee drive through only facility on vacant property located at 4041 US 31 South as recommended by the Planning Commission as it meets the standard 22.04 A-G. **Yes:** Blonshine, Fitzpatrick, Fleis, Zeits, Kucera, Wolfgang and Campbell. **No:** None. **Motion Carried.**

2. Resolution 2021-01 To Amend 2021 Poverty Exemption Policy Guidelines

Moved by Blonshine second by Fleis to approve the township board resolution 2021-01 to adopt the amended 2021 poverty exemption policy and guidelines as presented. **Yes:** Fleis, Zeits, Kucera, Wolfgang, Fitzpatrick, Campbell and Blonshine. **No:** None. **Motion Carried.**

3. Board of Review Budget Amendment

Moved by Wolfgang second by Blonshine to move \$500.00 (Five Hundred) dollars from contingency to the Board of Review salary and wage item center. **Yes:** Blonshine, Wolfgang, Fleis, Zeits, Campbell, Fitzpatrick and Kucera. **No:** None. **Motion Carried.**

4. Alcoholic Beverage Ordinance/Application RE: Bergstrom Burgers

Moved by Blonshine second by Fitzpatrick to waive Alcohol License application fee of \$750.00 (Seven Hundred Fifty) dollars specific to Bergstrom Burgers due to board oversight. **Yes:** Fleis, Blonshine, Kucera, Zeits, Campbell, Wolfgang and Fitzpatrick. **No:** None. **Motion Carried.**

Brief discussion regarding the “Blair Township Alcoholic Beverage Ordinance” No.119-05. Decision was made to have township attorney review ordinance and determine if the township even needs this ordinance in place, the State of Michigan Liquor Control Commission regulates and controls liquor and tavern licenses.

5. Batting Cage for Township Park

Traverse City Little League is seeking to build and maintain at no cost to the township a batting cage that everyone will have access to utilize.

Motion by Blonshine second by Fitzpatrick to approve Batting Cage space in township park for the Traverse City Little League, to be funded and maintained by Traverse City Little League at no cost to the township. **Yes:** Zeits, Campbell, Fleis, Kucera, Blonshine, Wolfgang and Fitzpatrick. **No:** None. **Motion Carried.**

6. Quote for Heating System in Pole Barn

No action to be taken tonight on this as the only quote given is for over \$3000.00 (Three Thousand) dollars, Township will seek bids this next month.

7. Resolution 2021-02 To Allow Local Residents to Appeal in Writing to Board of Review

Moved by Kucera second by Wolfgang to adopt Resolution 2021-02 to allow local residents to protest in writing to Board of Review. **Yes:** Zeits, Wolfgang, Fleis, Kucera, Blonshine, Campbell and Fitzpatrick. **No:** None. **Motion Carried.**

Extended Public Input: There was none.

Adjournment: 6:49 PM.

Cindy Wicksall, Deputy Clerk