

BLAIR TOWNSHIP BOARD OF TRUSTEES
Special Meeting
January 11, 2017
6:00 P.M.
APPROVED

CALL TO ORDER: The special meeting of the Blair Township Board of Trustees was held at 6:00 P.M. on January 11, 2017 at the Township Hall and was called to order by Supervisor Blonshine.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL: Members Present: Fitzpatrick, Kucera, Clous, Campbell, Wolfgang, Zeits, and Blonshine. Also in attendance were Zoning Administrator Lindsey Wolf , John Iacoangeli, planner with Beckett and Raeder and fourteen (14) guests.

PUBLIC INPUT:

Judy Porter, realtor, spoke regarding affordable housing.

Michelle Holland, developer, spoke regarding developer's responsibilities, lot sizes, home sizes and road width.

Bill Clous, Blair Township resident and Blair Township business owner, spoke regarding lot size, health department requirements, vehicle access, and deed restrictions. He asked the board to not adopt the Master Plan.

Gail Pomerey, loan officer, spoke regarding the requirements to qualify for USDA Rural Development loan. She asked the board to consider not adopting the Master Plan.

Jeff Dohm, Blair Township property owner and business owner, spoke regarding proposed changes to the Commercial District. He stated that the new Master Plan would not allow certain properties to be used as planned.

Barb Benson, Blair Township resident and Blair Township business owner spoke regarding the percentage of property in the Township that is allocated for commercial use and how Blair Township should plan for employing it's residents close to home. She also spoke regarding the proposed requirements for building materials and landscape standards.

Dave Rowe, attorney and Blair Township resident asked the board what the goals of the Master Plan are. He stated that more restrictions will inhibit growth. He urged the board to instead of adopting the proposed Master Plan, define the goals and give the Planning Commission direction.

Isaac Murray, Blair Township resident, spoke regarding his property located in the Commercial District that he would like to have rezoned to Residential. He stated that increasing lot sizes would hurt developers.

Rodney Harrand, Blair Township property owner and Blair Township business owner stated that he was in favor of the water and sewer systems because it would bring businesses to the Township, but they are not coming because of the restrictions, which become cost prohibitive. He urged the board to send the Master Plan back to the Planning Commission and talk with the residents and business owners.

Suzique Couture, Blair Township business owner, spoke regarding the need to better inform the public. She suggested putting Township information on Facebook where people will see it.

Jim Schmuckal, realtor and Blair Township property owner, spoke in favor of the current zoning in the Commercial District. He is concerned that some buildings will become unusable if the Zoning Ordinance is rewritten to follow that proposed Master Plan.

Bob Hilliard, Blair Township resident agreed with the previous comments and stated that the Planning Commission needs to seriously consider how the Proposed master Plan could impede Development.

Dan DeVaun, Blair Township resident, spoke regarding stricter requirements in other communities, and the work that the Planning Commission did on the Master Plan. He stated that restrictions don't stop development, they guide it.

Bill Clous spoke again stating that the Township should not attempt to govern what others already govern. He stated that the proposed Master Plan is rights robbing and a pre-emptive strike to zoning.

Linsdey Wolf, Zoning Administrator, stated that she is the one who hears the complaints about the current Zoning Ordinance, and there are a lot of them.

Travis Clous, Blair Township resident, stated that just because everyone does something, does not mean it is right. He suggested that the board not adopt the Master Plan because it lacks foundation and contradicts itself.

Doug Porter, realtor, spoke regarding the success of other affordable housing projects such as Lamar Estates, Northern Estates, and Crimson Ranch.

Bill Crain, engineer with Andersen and Crain, stated that he works with Blair Township's current Zoning Ordinance a lot and he finds it very easy to work with.

John Iacoangeli, planner with Beckett and Raeder, spoke regarding the current Zoning Ordinance stating that it is out of date and needs to be simplified. He spoke regarding the proposed Master Plan which proposes higher densities in some residential areas where municipal water is present than what is currently allowed. He stated that Zoning and a Capital Improvement Plan are techniques to help implement the Master Plan,

There was discussion regarding the public and business owners attending Planning Commission meetings to give the commissioners their input.

ADJOURNMENT: 8:26 pm

Lynette Wolfgang
Township Clerk