

BLAIR TOWNSHIP BOARD OF TRUSTEES
Regular Meeting
July 9, 2019
6:00 P.M.
APPROVED

CALL TO ORDER: The regular meeting of the Blair Township Board of Trustees was held at 6:00pm on July 9, 2019 at the Township Hall and was called to order by Supervisor Blonshine.

OPENING CEREMONIES: The Pledge of Allegiance was recited.

ROLL CALL: Members Present: Wolfgang, Zeits, Fleis, Campbell, Fitzpatrick, Kucera and Blonshine. Also in attendance were Zoning Administrator Lisa Guerrieri, Emergency Services Director Somsel and twenty (20) guests.

LIMITED PUBLIC INPUT: There was none.

APPROVAL OF AGENDA:

Moved by Fitzpatrick second by Zeits to approve the agenda with the addition of Budget Amendment – Fire Fund. **Motion carried.**

DECLARATION OF CONFLICT OF INTEREST: None stated.

PRESENTATIONS/SPECIAL REPORT:

Grand Traverse County Commissioner Report: Brad Jewett reported that the commission has revised and approved the county's Policies and Procedures, hired a professional consultant to evaluate procedures in the building code office and approved a Community Police Officer for Green Lake Township. He also thanked Blair Emergency Services for their presence at the Pitspitters games.

Sheriff's Report: Officer Karczewski gave his report. Still no Township stats available.

Grand Traverse County Road Commission: Andy Marek stated that the recommendation from the consultant on the East/West Corridor study is a bridge connecting Hartman and Hammond Roads and that this option was highly supported by the public. He also reported that the commission has approved traffic signal optimization.

Wade Trim Report: Supervisor Blonshine reported that the Township engineer was called for jury duty so was not able to be present.

Treasurer Report: Board member Campbell gave her report.

ANNOUNCEMENTS/CORRESPONDENCE:

Supervisor Blonshine stated she has passed on all of the correspondence regarding SU/SPR#19-06-03 to each board member. She also thanked everyone that participated in Hoosier Valley Clean Up.

Board member Kucera had no updates on Family Movie Night in the Park at this time.

Supervisor Blonshine reported that the Iron Removal Plant is now up and running. Discussion continues regarding adding a loop in the system.

Supervisor Blonshine stated that she has not heard back from the state regarding the grant she submitted for the homes affected by PFAS to hook up to municipal water.

Board member Campbell gave an update on the new website.

Board member Wolfgang read a thank you from the City of Escanaba for the contribution to the “dark Stores” litigation.

Supervisor Blonshine announced that the new fire truck has arrived and there will be a “Wet Down and Roll Back Ceremony on July 30th at 6:00pm. She also reported that Active Shooter Training will be held at the Township on July 19th at 4:00pm and welcomed the public to attend.

Supervisor Blonshine reported on the butterfly hatchery here at the Township.

Vance Road Clean Up scheduled for Saturday, July 13th has been cancelled due to scheduling conflicts, the next one is scheduled for this fall.

Board member Wolfgang announced that she had placed an additional check register for the pooled cash account, check numbers 2939 through 2970 at each seat prior to the meeting and asked that this register be added to the consent calendar.

CONSENT CALENDAR

<u>FUND</u>	<u>CHECK NUMBERS</u>	<u>TOTALS</u>	<u>REPORT</u>
Pooled Operating	#2887-2970	\$ 117,117.42	Emergency Services Report
Trust & Agency Fund	-0-	\$ 0.00	Water Dept. Report
Tax Account	-0-	\$ 0.00	Supervisor/Zoning Report
Payroll Check/EFT	#1368-1375	\$ 39,900.37	Minutes March 12, 2019
Direct Deposits		\$ 61,504.03	and June 11, 2019 Regular Meetings

Supervisor Blonshine read the stats from the Ordinance Enforcement Officer’s report regarding how many violations he has brought into compliance and praised him for the good job he is doing.

Moved by Wolfgang second by Fleis to approve the consent calendar with the addition of the pooled cash check register including check numbers 2939 through 2970. **Motion carried.**

UNFINISHED BUSINESS:

There was none.

NEW BUSINESS:

a. Public Hearings:

SU/SPR#19-06-03 Owners Bill Snyder & Karen Jackson Request to Establish a Bed & Breakfast for up to 2 Guests at their Private Residence located at 408 Brakel Point Drive Traverse City, MI 49685, Parcel #28-02-006-017-01

Opened the Public Hearing at 6:39 pm.

Attorney Dave Bieganowski representing the owners presented the request stating that this use will have very low impact and stated why he believes the use has met the standards for approval in Section 22.04.

Owner Karen Jackson-Snyder spoke regarding the parking issues that have been resolved now that construction of their addition has finished.

Tom Clarke, 425 Brakel Pt. stated that Mr. Snyder has turned this into a personal attack and that the Planning Commission failed to go through each of the standards for approval.

Rick Egelus, 577 Brakel Pt. stated that he agrees with Mr. Clarke, the Planning Commission failed to address the standards for approval. Mr. Egelus read through the standards and stated the reasons he feels that the use does not meet the standards.

Carolyn Keesor, 475 Brakel Pt. spoke regarding parking in the cul de sac and how that makes it impossible for her to turn her vehicle with her boat trailer around. She is concerned that emergency vehicles will not be able to access if needed. She asked the board to make sure the all standards for approval were met.

Scott Mann, 423 Brakel Pt. stated that this area is a great neighborhood but he is feeling personally attacked by the applicant. He stated that he mows and maintains the yard for three other properties in exchange for space to park his work vehicle and trailer. His truck and trailer were parked in the street one time while loading and now Mr. Snyder is attacking him.

Harry Riehl 590 Brakel Pt. stated that he really has no problem with what the applicants want to do but is concerned about the personal attacks, stating this has never happened before. He is concerned about the parking issues.

Ron Grin 616 Brakel Pt. stated that a Bed & Breakfast is a business and he does not want to see all of Brakel Pt. as a business.

Lynn Hansen 600 Brakel Pt. stated that the board needs to look at the whole and hopes that the board will handle this case using the Township's Policies and Procedures.

Vicki Bush, 462 Brakel Pt stated that she was disappointed in how the Planning Commission handled this case. She asked the board to give the letters the consideration that they are elected to.

There was additional discussion regarding the difference between short term rentals and a Bed & Breakfast. Board member Fitzpatrick, Township Board Representative to the Planning Commission spoke regarding his reasons for voting in favor of the request at the Planning Commission level.

Closed the Public Hearing at 7:23 pm

Moved by Blonshine second by Wolfgang to deny SU/SPR#19-06-03 as it does not meet the standards for approval in Section 22.04 items **a.** Will be harmonious with and in accordance with the general objectives of the Master Plan. **b.** Will be designed, constructed, operated and maintained in harmony with the existing and intended character of the general vicinity and the natural environment so that the use will not change the essential character of that area. **c.** Will not be hazardous or disturbing to existing or future neighboring uses. and **d.** Will represent a substantial improvement to property in the immediate vicinity and to the community as a whole., of the Blair Township Zoning Ordinance. **Yes:** Zeits, Fleis, Blonshine and Wolfgang. **No:** Campbell, Fitzpatrick and Kucera. **Motion carried.**

SU/SPR#19-06-04 Muffler Man, Owner Jim Christensen. To Establish an Auto Repair Facility to repair mufflers, brakes, and other minor vehicle repairs in the existing 3,150 sq ft building located at 290 US 31 S, Traverse City, MI 49685, parcel #28-02-005-005-00

Opened the Public Hearing at 7:44 pm

The Zoning Administrator explained the request.

There was no public comment.

Closed the Public Hearing at 7:46 pm

Moved by Blonshine second by Wolfgang to approve SU/SPR#19-06-04 as it meets the standards for approval in Section 22.04 of the Blair Township Zoning Ordinance, with the condition that construction begins within twelve (12) months and the existing dangerous building conditions are remedied within six (6) months. **Yes:** Fleis, Campbell, Fitzpatrick, Kucera, Blonshine, Wolfgang and Zeits. **No:** None. **Motion carried.**

Supervisor Blonshine stated that notices for both public hearings were published in the Record Eagle and posted at the Township and on the Township website.

b. Emergency Services Request to Purchase 5 Cardiac Monitors and 3 Lucas CPR Devices

Emergency Services Director Somsel explained his request for a budget amendment using fund balance in the amount of \$181,300.00 to purchase this equipment.

Moved by Wolfgang second by Fleis to amend the EMS budget using \$181,300.00 of fund balance for Capital Outlay expenditures. **Yes:** Campbell, Fitzpatrick, Kucera, Blonshine, Wolfgang, Zeits and Fleis. **No:** None. **Motion carried.**

c. Emergency Services Surplus Equipment

Emergency Services Director Somsel stated he would like the following items declared surplus.

- 3 – Panasonic Toughbook Computers
- 1 – Non-upgradable AED
- 4 – Old CPAP Devices

He stated that another service may be able to use the CPAP devices, but the other need to be disposed of.

Moved by Wolfgang second by Zeits to declare the above mentioned items as surplus, recycle the computers and AED and sell the CPAP's for \$1.00 each. **Motion carried.**

d. Budget Amendment – Treasurer's Office

The Treasurer's budget center is over budget for the 2018-2019 fiscal year. Board member Wolfgang stated that the auditor said no budget amendments can be done once the fiscal year is over. Board member Campbell stated that the auditor said that we could do a journal entry moving an expense from the Treasurer's budget to another budget center. Board member Wolfgang would like more clarification from the auditor.

Moved by Wolfgang second by Kucera to approve a journal entry moving the expenditure of the tax bill processing from the Treasurer's budget center to the Township Board budget center to avoid being over expended in the Treasurer's budget pending auditor approval. **Yes:** Kucera, Fleis, Wolfgang, Blonshine, Campbell, Zeits and Fitzpatrick. **No:** None. **Motion carried.**

e. Fire Fund Budget Amendment

Emergency Services Director Somsel explained that this grant was applied for in conjunction with four other departments. He was not aware that there was a match required. Blair Township's portion of the grant is estimated at \$113,000.00 and a 10% match is required. The Director is requesting to use \$15,000.00 from the Fire Fund's fund balance.

Moved by Wolfgang second by Zeits to approve a Fire Fund budget amendment using \$15,000.00 from fund balance to secure Blair Township's portion of the grant. **Yes:** Kucera, Wolfgang, Blonshine, Campbell, Fleis, Fitzpatrick and Zeits. **No:** None. **Motion carried.**

EXTENDED PUBLIC INPUT: Linda Pepper stated that Blair Township is what government is supposed to be, people getting together and helping each other.

ADJOURNMENT: 8:30 pm.

Lynette Wolfgang
Township Clerk