

BLAIR TOWNSHIP PLANNING COMMISSION
Approved Minutes
May 16, 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: Clous, Lombard, Boeve, Fitzpatrick, Wagner and Heim.
Nickerson was excused.

Also present: Zoning Administrator Lisa Guererri and Recording Secretary Susan Kase.

D. **PUBLIC INPUT:**

Carl Kucera addressed the Commissioners with a request for help at the May 19 Vance Road Community Clean Up.

E.

APPROVAL OF AGENDA:

Motion by Fitzpatrick, seconded by Clous to approve the agenda as presented. **Yes:** Clous, Lombard, Wagner, Heim, Fitzpatrick, Boeve. **No:** None. **Motion carried.**

F. **DECLARATION OF CONFLICT OF INTEREST:**

There was no stated conflict of interest.

G. **MINUTES:**

Motion by Lombard, seconded by Fitzpatrick to approve the minutes of April 18, 2018. **Yes:** Heim, Clous, Fitzpatrick, Lombard, Wagner, and Boeve. **No:** None. **Motion carried.**

H. **CORRESPONDENCE:**

There was no correspondence.

I. **PRESENTATIONS:**

There was no presentation.

J. **UNFINISHED BUSINESS:**

There was no Unfinished Business.

K. **NEW BUSINESS:**

A. **Site Plan Review – Case # SPR 18-05-01:** Applicant, Pathway Homes, was represented by Dusty Christensen, LLA, Planner, with Mansfield Land Use Consultants, who presented the site plan for a custom homes design center and showroom with detached storage building located at M-37S, Parcel #28-02-008-001-50, Section 8, T26N R11W. Site plan meets the standards for approval.

Motion by Clous seconded by Boeve to approve Case # SPR 18-05-01 with the following **condition:** 1. Exterior lighting in parking area to be added to plan

documents in accordance to Ordinance Section 16.03, Exterior Lighting. The site plan with the condition will have met the Standards for Approval as required in Section 21.03 #1 through #11 and is a use permitted in the Commercial RN Zoning District of the Blair Township Zoning Ordinance. No discussion. **Yes:** Clous, Lombard, Heim, Wagner, Fitzpatrick, Boeve. **No:** None. **Motion carried.**

- B. **Public Hearing: Zoning Ordinance Text Amendment # 104-05-18-01:** Mobile Home and Manufactured Homes verbiage sections 2,9,16 and 25.

Opened the Public Hearing at 6:35pm.
Chairman Heim asked for public comment. There was none.
Closed the Public Hearing at 6:40pm.

Motion by Fitzpatrick seconded by Clous in support of the recommendation to the Blair Township Board of Trustees to approve the amendment. **Yes:** Wagner, Heim, Lombard, Boeve, Fitzpatrick, Clous. **No:** None. **Motion carried.**

L. **REPORTS**

- 1.) Lisa Guerreri, Zoning Administrator, informed the attendees that the June meeting will have several Special Use applications.
- 2.) Dennis Fitzpatrick, Town Board Representative, stated that the Public Hearing on the budget was held, there was a name change to a private road, the May 5 Township Clean Up went well, and they are prepared for the May 19 Vance Road Clean Up.
- 3.) Currently no ZBA representative to the Planning Commission.
- 4.) There was no report from the Trails representative.

M. **ANY OTHER BUSINESS**

- 1.) **Master Plan – discussion**

The master plan was recently received by the Planning Commission members, and the overall response was that more time is needed to review the document. There were several clarifications regarding spelling and grammar. It was suggested that a meeting be scheduled for the sole purpose of reviewing the Master Plan at length.

N. **PUBLIC INPUT**

There was none.

O. **ADJOURNMENT**

Adjourned at 7:12pm.

Respectfully submitted,

Susan Kase, Recorder