

BLAIR TOWNSHIP PLANNING COMMISSION

APPROVED

Minutes

April 19, 2017

A. CALL TO ORDER

Chairman Heim called the meeting of the Blair Township Planning Commission at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

Members Present: Dennis Fitzpatrick, Lori LaBonte, George Lombard, Lori Trailer, and Jerry Heim, Chairman, Andy Nickerson, Bob Boeve

Members Excused:

Members Absent:

Staff Present: Lindsey Wolf, Zoning Administrator, and Karen McIntyre, Recording Secretary

D. APPROVAL OF AGENDA

Motion by Fitzpatrick, supported by Trailer to approve the Agenda as amended. **Approved** unanimously.

E. DECLARATION OF CONFLICT OF INTEREST

None stated.

F. MINUTES

The following changes/corrections to the March 15, 2017 were noted:

In Unfinished Business, Site Information the first bullet point should read: ...that they will allow lots 14 and 15 to have a dock... Also, reference to Health Department Master Plan should be Master Deed. Also, should be noted that prior to the motion the standards for approval were reviewed point by point.

In Reports, reference to Capital Improvement should read.....will need to be completed/updated and will be provided by next meeting.

In Other Business, grammatical change to remove "who need" at the end of sentence - ...for those developers."

Motion by Lombard, supported by Fitzpatrick to approve the minutes of the March 15, 2017 Blair Township Planning Commission meeting as amended. **Approved** unanimously.

G. CORRESPONDENCE

None.

H. PRESENTATIONS

None.

I. UNFINISHED BUSINESS

None.

J. NEW BUSINESS

Site Plan Review 17-04-01 – Woodbury Estates Site Condominium/Amendment:

Chairman Heim outlined the process being, presentation by the applicant followed by presentation from staff, commissioner questions, public comment, applicant rebuttal, if necessary, concluding with action. Zoning Administrator Wolf noted that the Woodbury Estates Site Condominium project was before the Planning Commission in December.

Bill Crain of Crain Engineering gave a presentation outlining the proposed amendment by the applicant, Eastwood Custom Homes for 26 additional units primarily in the northeast corner of the site originally designated as undeveloped. Crain indicated that necessary review/approvals had been received by the Health Department, Soil Erosion and Fire and noted the extension of the water main. Zoning Administrator Wolf pointed out the attachment to the plan, reflecting the required private drive.

Discussion: Lombard requested further clarification of the private drive requirement, which Zoning Administrator Wolf explained that the distance had not been according to Road Commission standard. Board members discussed the lack of open space and reiterated concerns over possible septic system issues, lot size and lack of walk-ability/lack of sidewalks.

Chairman Heim reviewed and board members discussed the standards for approval in Section 21.03 Items 1-11.

Motion by Lombard seconded by Trailer to deny case #17-04-01 as it has not met the standards for approval as required in section 21.03 Item #1 – *the development would be detrimental to surrounding areas due to the amount of traffic and concern over the amount of septic systems due to the amount of lots in a concentrated area.*

Roll call vote.

Yea: Lombard, Trailer, LaBonte, ~~Heim~~ *Fitzpatrick*

Nay: Boeve, Nickerson, ~~Fitzpatrick~~ *Heim*

Motion passed.

K. REPORTS

Zoning Administrator:

Zoning Administrator Wolf reported that another development project is anticipated to come before the Planning Commission in May; the grant for the garden previously reported had been received;

Township Board Representative:

Fitzpatrick reported on the successful Easter Egg hunt turnout; the MTA training in Lansing; the Township Board continues to work on the Budget and review of the Master Plan; the next Township Board meeting is scheduled for tomorrow evening.

Zoning Administrator Wolf also noted that a joint meeting of the Township Board, the Planning Commission and the Zoning Board of Appeals to discuss the Master Plan.

Zoning Board of Appeals:

None.

Trails:

None.

L. OTHER BUSINESS

None.

M. PUBLIC INPUT

None.

N. ADJOURNMENT

Motion by Nickerson, supported by LaBonte to adjourn. **Approved** unanimously. Meeting adjourned at 7:05 pm.

Respectfully submitted,
Karen McIntyre, Recording Secretary