

BLAIR TOWNSHIP PLANNING COMMISSION REGULAR MEETING

APPROVED

Minutes

June 21, 2017

A. CALL TO ORDER

Chairman Heim called to order 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: Lori LaBonte, Lori Trailer, George Lombard and Jerry Heim

Members Excused: Bob Boeve, Dennis Fitzpatrick and Andy Nickerson

Staff Present: Lindsey Wolf, Zoning Administrator, and Lynette Wolfgang, Acting Recording Secretary

Approximately 8 guests in attendance.

D. PUBLIC INPUT

Travis Clous, representing Eastwood Custom Homes, asked that UNFINISHED BUSINESS items #1 (one) and #3 (three) be tabled.

E. APPROVAL OF AGENDA

Motion by Lombard second by Trailer to approve the agenda with the removal of UNFINISHED BUSINESS items #1 and #3. **Motion carried.**

F. DECLARATION OF CONFLICT OF INTEREST

None stated.

G. MINUTES

The following changes/corrections to the minutes of May 18, 2017 were noted:

New Business item #1 – Should be case #17-04-02

New Business item #1 – 2nd paragraph, first sentence – should be “presented the site plan on behalf of”

The motion for that case on page 3 should also read case #17-04-02, and the same for the case number under the roll call vote.

Page 4 – 1st paragraph, third to last sentence, should be “a” instead of “an”

Page 4 – 3rd paragraph, first sentence, should be “the” instead of “then”

Motion by Lombard, supported by Trailer to approve the minutes of the May 18, 2017 Blair Township Planning Commission meeting as amended. 3 yes, LaBonte abstained due to her absence from the May 18, 2017 meeting. **Motion carried.**

H. CORRESPONDENCE

The Zoning Administrator received correspondence from GT County Planning regarding what types of items they will continue to review and what items they will no longer review. She also received one e-mail regarding one of the items that has been removed from the agenda.

I. PRESENTATIONS

None.

J. UNFINISHED BUSINESS

1.) PUBLIC HEARING: REZONING #104-05-17-01

Applicant Isaac Murray is requesting rezoning of a 10 (ten) acre parcel of land from Commercial to Residential. The Public Hearing was held on May 18, 2017 and the Commission tabled the request pending an opinion from the Township Attorney.

The Zoning Administrator informed the Commission that the Township Attorney had no issues with the rezoning being granted prior to the proposed Master Plan being adopted and the Zoning maps being revised.

The Zoning Administrator also informed the Commission of the GT County Road Commissions response that they will review his proposal when he applies, if the rezoning is granted.

The applicant stated that the property has been used as residential for the last 27 plus years.

The Zoning Administrator recommended approval of the rezoning.

There was discussion regarding the Ordinance requirement that there be a buffer between Commercial and Residential. The Zoning Administrator stated that because the applicant is requesting the rezoning, the buffer is his responsibility. The applicant stated he had no issues with providing what the Ordinance requires. The Zoning Administrator stated that the applicant will have to come back for approval on his proposal if the rezoning is granted.

Moved by Lombard second by LaBonte to recommend rezoning from Commercial to Residential, with screening on southern and eastern property lines to be the responsibility of the applicant.

Yes: LaBonte, Lombard, Trailer, and Heim. **No:** None. **Motion carried.**

K. NEW BUSINESS

2.) PUBLIC HEARING: SPECIAL USE/SITE PLAN REVIEW #17-05-01

Michigan Trailers is requesting a special use/site plan review to renovate the exterior of an existing commercial site to allow for the display of goods and outdoor sales.

Opened Public Hearing at 6:35 pm.

Mike Stimac with Tradewinds Commercial Properties presented the request. The applicant stated that water retention studies have been completed and ADA requirements will be met. He also inquired as to whether the work could be done in phases. The Zoning Administrator stated that all standards of the Zoning Ordinance will have to be met in order to receive an occupancy permit.

There was discussion regarding the type of trailers that will be for sale and how many employees will work at this location.

Rick Barck, 4644 Meadowood Drive, stated that it is hard to know what applicant is asking for when he does not know what the site was before.

The Zoning Administrator stated that this is a Special Use because of the outdoor storage.

Closed Public Hearing at 6:54 pm.

Moved by LaBonte second by Lombard to recommend approval of SU/SPR#17-05-01 to the Township Board, as it meets the standards for approval in Section 22.04, items A through G. **Yes:** Heim, LaBonte, Trailer and Lombard. **No:** None. **Motion carried.**

There was discussion regarding the location of the dumpster, which the applicant indicated will be indoors. The Zoning Administrator stated that all water benefit fees need to be paid prior to receiving an occupancy permit. There was discussion regarding lighting, landscaping, and the display area.

Moved by Lombard second by Trailer to approve SU/SPR#17-05-01, as it meets the standards for approval in Section 21.03 , items one through eleven of the Blair Township Zoning Ordinance and is a use permitted, with the condition that the Township Board approves the Special Use. **Yes:** Trailer, LaBonte, Lombard, and Heim. **No:** None. **Motion carried.**

3.) SITE PLAN REVIEW: #17-05-02

Family Properties is requesting a site plan amendment to Chums Village Commerce Park for the addition of land into the condominium.

Bill Crain of Andersen & Crain presented the request to add approximately 3 ½ acres into the condominium. Mr. Crain stated that they have 98% approval from the surrounding business owners. There was discussion regarding water and sewer and the renaming of a portion of the road.

Moved by LaBonte second by Lombard to approve SPR#17-05-02 as it meets section 21.03 items one through nine, with the condition that the naming of the road is approved by GT County Equalization and the Blair Township Fire Department. **Yes:** Trailer, LaBonte, Heim, and Lombard. **No:** None. **Motion carried.**

4.) PUBLIC HEARING: SPECIAL USE/SITE PLAN REVIEW #17-05-02

KGI LLC is requesting a special use/site plan review to construct a 32,100 square foot distribution facility/warehouse for Pepsi Cola.

Opened the Public Hearing at 7:32 pm.

Bill Crain of Andersen & Crain presented the request. Mr. Crain stated that the property is currently vacant, storm water retention areas will be added, and there will be customer and employee parking.

There was discussion regarding landscaping and the parking setback.

There was no public comment.

Closed the Public Hearing at 7:44 pm.

Moved by LaBonte second by Trailer to recommend approval of SU/SPR#17-05-02 to the Township Board, as it meets the standards for approval in Section 22.04 items A through G. **Yes:** Lombard, Heim, Trailer and LaBonte. **No:** None. **Motion carried.**

There was discussion regarding the 5% interior landscaping.

Moved by Lombard second by Trailer to approve SU/SPR#17-05-02, as it meets the standards for approval in Section 21.03 , items one through eleven of the Blair Township Zoning Ordinance and is a use permitted, with the condition that the Township Board approves the Special Use. **Yes:** Heim, Trailer, Lombard and LaBonte. **No:** None. **Motion carried.**

L. REPORTS

Zoning Administrator:

Zoning Administrator Wolf reported that she has two minor changes to make in the yearly report and then she will send it to the Township Board. There was discussion regarding the two items that were removed from the agenda.

Township Board Representative:

Commissioner Fitzpatrick was not in attendance.

Zoning Board of Appeals:

Did not meet, nothing to report.

Trails:

None.

M. OTHER BUSINESS

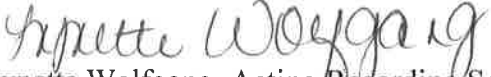
None.

N. PUBLIC INPUT

Rick Barck, 4644 Meadowood Drive stated that residents in Manorwood subdivision are concerned about the proposed Wistrand Woods development. He also spoke regarding the approval process.

O. ADJOURNMENT

Meeting adjourned at 8:10 pm.


Lynette Wolfgang, Acting Recording Secretary