

BLAIR TOWNSHIP PLANNING COMMISSION

Approved Minutes

February 21, 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: Dennis Fitzpatrick, Travis Clous, George Lombard, Andy Nickerson, Adam Wagner and Chairman Jerry Heim.
Absent and Excused: Bob Boeve, Zoning Administrator Lindsey Wolf
Also present: Recorder Joanne Tuck
- D. PUBLIC INPUT:
Dennis Wegner property owner (1827 Lardie Road) next to Mason Creek spoke about his displeasure with the project specifically with water runoff issues.
- E. APPROVAL OF AGENDA:
Motion by Lombard seconded by Fitzpatrick approve the agenda
Motion carried.
- F. DECLARATION OF CONFLICT OF INTEREST:
There was no stated conflict of interest.
- G. MINUTES:
Motion by Fitzpatrick seconded by Clous to approve the Minutes of January 17, 2018 with three corrections, 1) Page 3 correct spelling of Boeve, 2) in Motion under Special Use change **approve** to **Recommend** and delete "and is conditioned upon approval of the Township Board", and 3) insert "pay for" in comment from Bill Clous first line.
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:
1.Public Hearing Special Use/Site Plan Review: 18-~~04~~-02-01 The applicant, Aker Outdoor Products is requesting a special use/site plan review to establish two buildings that will be used for inventory and display of water front and watercraft products along with an outdoor screened storage area.

Public Hearing 6:16 p.m.

Applicant Representative Bill Crain, Crain Engineering presented for the applicant Aker Outdoor. The location of the site is located in the Chums Village Commerce Unit 1 and 2. W. Commerce and Village Park Dr. The request is for a 2 building facility. One building will be an office area and display area. The other building will be a cold storage building also tying into the outdoor. Maintain storm water by north and south basins. Access will be off W. Commerce and one on Village Park Dr. Preliminary approval is by GT Road Commission and Soil Erosion. There is a new plan showing a path from West Commerce along the South property line to the West property line. The plan shows. Landscaping will be done along West Commerce and Village Park to meet the requirements. On site lighting will be for security reasons and meeting the ordinance. Very little parking will be supplied for the office area. The site will utilize public water and sewer. there were 2 parcels and have now been combined into 1 parcel called Unit 1. Basic elevation has been provided. That is an overall of the proposal. The Master Deed is being revised and at the attorney's office being recorded. Screening of the storage area will have an 8 foot tall solid fence to encompass the outdoor storage area.

Staff

Staff was not present to give her findings and recommendations on the site plan, however, she left comments on her report: Lots 1 and 2 were combined to accommodate this development through an administrative review process. A new site plan and amendment to the Master Deed is required to officially combine these lots.

Site plan to be reviewed under Section 18.38 Sales Rooms, Rental Facilities, and/or Sales Lots for New and/or Used Recreation Vehicles, Trailers and Section 18.34 Open Storage Areas and Section 10.04 #10 Sales rooms sales lots

Concern was addressed about the height of the fence and it was addressed by Crain. Lots 1 & 2 are combined and the Master Deed is being revised and at the attorney's office being recorded. Once recorded it will be provided to the Zoning Administrator.

Planning Commission had no further questions of the applicant.

Public Comment

There was no questions from the public.

Hearing closed at 6:28 p.m.

Discussion by Planning Members in Standards of Approval 22.04. There were no concerns that the Site plan met the standards.

Special Use

Motion by Fitzpatrick and supported by Lombard to recommend to the Township Board to approve Special Use 18-02-01 as presented as it meets the Standards of Approval in Section 22.04 a-g of the Blair Township Zoning Ordinance .

Roll Call Vote: All yeas

Site Plan

Motion by Fitzpatrick and supported by Clous to approve Site Plan 18-02-01 as it meets the Standards of Approval in Section 21.03, 1-11 and is a use permitted in the CM District of the Blair Township Zoning Ordinance and is conditioned upon approval by the Blair Township Board.

2. Site Plan Review Windward Group SPR18-02-01 The applicant, the Windward Group, is requesting a site plan review to establish a 300+ unit manufactured home community.

The applicant representative Joel Reb, and Marc McKellar II, presented the proposed 319 manufactured double wide community homes with rental rates of \$1,000 to \$1,400 site plan. It will be called "The Village at Mason Creek". 1/4 south of Blair Townhall Road on the west side. It is a high amenity gated community. They are not interested in being a typical mobile home park. It will be a desirable place for families and mature renters. The applicant showed photos of the type of community and how it would look in Phase I and the amenities with 350 sq ft Clubhouse with exercise facility equipment room, game room, sales office, locker room for pool and hot tub for seasonal use, basketball court, pickle ball court, dog park and with DEQ approval a walking trail on the south edge of the property. Pictures of other communities was shown with the porches, garages, landscaping, interiors, outdoor play area, hot tub. Each home will have its own shed. It is 100%. No other homes can be moved into the community. Funding will be established for replacements. Half will have front porches. Visitor parking will be provided as per LARA code. The homes are rental only. No age limits but there is a target group. The tax will provide approximately \$150,000 in annual tax revenue to the township.

Full irrigation will be included. Lot sizes will be larger than what is required. Fully landscaped common areas. Community has control over lawn, snow, lighting. Security gates will require vehicles to stop.

Target market is families and 55+.

Planning Commission questions.

DEQ cannot address without a formal application. Doing the storm water design the water retention as it is, is sufficient. The basins will be placed where the experts state will be appropriate.

Licensing and Regulatory under LARA give the land use permits and require state agencies to make final determination on what will be allowed in a mobile home park. Local standards will be met and exceeded. Water retention will be addressed later.

42" round footings on block is how the new homes are placed. Goal is for property nearby to park snowmobiles, boats etc. Each lot will have 2 parking spots. Each home is built to manufactured code and each are titled but are rental only. There will be no age limit on renting keeping in line with the Fair Housing Act.

Staff Report Section 9.03 Manufactured Home Park Number 2

Staff comments on Standards of Approval 21.03 Items 1-11.

1. Will the proposed development be detrimental to the adjacent properties or the surrounding neighborhood? "A notice of Coverage/determination from DEQ has not yet been obtained as determined by Soil Erosion. I cannot tell you at this point in time if the proposed project is

considered detrimental."

The Planning Commission Chair asked of the applicant if LARA has control why is the Planning Commission asked to approve it? LARA requires approval under the DEQ for the wetlands and local government for County Soil and Erosion. McKellar listed the areas in which LARA overrides the local government in the following: in 21.02 LARA regulates 3e, G,I, part of H, K, L, N, and Landscaping. Each was discussed and answered who is the approving agency.

2. Proper relationship between driveways, service drives, highway and parking area to provide safe vehicular and pedestrian traffic. "Determination from MDOT received (right turn lane and passing flare required)-have not received determination from GTC Road Commission in regards to access from Meadow Woods Drive and Plainfield Court."

3. The Structures, parking areas, and fences will have no adverse effects on adjacent properties.

4. Required screening is included on the site governed by LARA. Have asked developer to supply additional screening along the northern portion of the development.

5. As many natural landscaping features as possible will be retained.

6. The proposed development will be service by public water and sewer (TBD: under review by Township Engineer)

7. All buildings are arranged to permit emergency vehicle access.

8. A review has been completed and acknowledged by Soil Erosion and Fire Department.

9. Current site plan meets requirements.

10. The property has adequate frontage for the current service drive and all drives will be maintained as they presently are.

11. There are currently no neighborhood improvement or redevelopment plans adopted by the Township for this location.

Manufactured Homes Parks are governed by LARA (Licensing and Regulatory Affairs) per a conference call with Stan Kopek, LARA Plan Reviewed. For this development LARA will regulate precedence over the Blair Township Zoning Ordinance:

- Private roads (width)
- Lighting
- The CM area and facilities/amenities are considered part of the community as a whole
- Landscaping standards
- Open space requirements (will exceed our current requirements)
- Buildings heights and setbacks

Future trail will be regulated by the DEQ.

Fire Department has reviewed the plan. Hammerheads met size. Fire hydrants located to the fire department approval.

Public Comments:

Carl Kucera asked if the project will be hooked into the Blair sewer system? If over 10,000 gals a day it becomes a sewer system. There is not an answer yet.

Dennis Wegner clarified the plan for snow removal, the water retention ponds and explained the water fills his retention ponds and his feeling is that the current project will over task the property with the project. Bob O'Brien of Gourdie Fraser explained how the water runoff amount is determined and how the water is controlled. He said there are several options.

George Lombard also spoke on concern of the north edge property owners. The buffering between them will be trees.

Site Plan

Motion by Lombard and supported Fitzpatrick by to approve Site Plan 18-02-01 with the following conditions: Applicant shall provide zoning administrator all applicable permits and approvals required for the site plan pursuant to the Blair Township Zoning Ordinance and The Mobile Home Commission Act that are applicable under the Blair Township Zoning Ordinance as it meets the Standards for Approval in Section 21.03, 1-11 and is a use permitted in the CM and Mobile Home District.

Roll Call, All yeas

Welcome to new Planning Member Adam Wagner.

REPORTS:

- 1.) ZONING ADMINISTRATOR
- 2.) TOWN BOARD REPRESENTATIVE-hired Rhemann Robson
- 3.) ZONING BOARD OF APPEALS REPRESENTATIVE
No report.
- 4.) TRAILS
There is no information for Trails.

M. ANY OTHER BUSINESS:

- 1. Master Plan

Travis Clous prepared updates on the existing zoning to create the future zoning map as following:

- 1. Labelled future land use
- 2. Impacted areas
- 3. Added mining (extracation)
- 4. public areas-change to municipal

Section 2 has a red area and that is likely where the county tower is. It is not public land.

Section 31 cemetery is missing. It will be added.

Commercial corridor in the M37 southern area (Red School to Mill Road)

2. Text Amendment-This item is tabled for a later meeting.

Motion by Fitzpatrick supported by Wagner to table until a future meeting .

All yeas.

3. Next Meeting will be tentatively March 28th because the new company from WI Blaine will be attending.

N. PUBLIC INPUT:

None

O. ADJOURNMENT:

Motion by Fitzpatrick, seconded by Wagner to adjourn meeting.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,
Joanne Tuck, Recorder