

# BLAIR TOWNSHIP PLANNING COMMISSION MINUTES

January 17, 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: Bob Boeve, Dennis Fitzpatrick, Travis Clous, George Lombard, Andy Nickerson and Chairman Jerry Heim.  
Also present: Zoning Administrator Lindsey Wolf and Joanne Tuck, Recorder.
- D. PUBLIC INPUT:  
There was no public input.
- E. APPROVAL OF AGENDA:  
Motion by Fitzpatrick seconded by Lombard 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 Boevee to approve the Minutes of December 20, 2017 as presented.  
Motion carried.
- H. CORRESPONDENCE:  
There was correspondence received by the Zoning Administrator from John Haggard in support of the PMF property special use. Special Use 18-01-01.
- 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: 18-01-01 The applicant, KEVLIZ LLC is requesting a special use/site plan review to refurbish an existing building to house their business office area, customers service center, boat sales, and service repair facility for Grand Bay Marine. The existing parking area will be used for new inventory storage and sales display area.

## **Public Hearing 6:08 p.m.**

Applicant Representative Bill Crain, Crain Engineering presented the use and plan for the property. The former Parker Motor Freight location is to be refurbished and beautified the existing building to house their business office area, customer service center, boat sales, and service repair facility for

Grand Bay Marine parking lot. Remodel the inside the office area and the larger portion to be used for boat repair.

Utilize the front of the lot for display and in the front of the buildings. The east edge will be utilized for repair storage area. The fencing around will be 8 foot. The fencing around the dumpster area will be 6 feet. Landscaping standards will be met and the site is serviced by sewer and water. There is a current line going near the property to hook up to.

Parking will meet the current standards.

Staff had no further comments than what applicant presented.

Board questioned what was to be done on the east side. Owner stated types of service work. Warranty work, winterizing. They intend to keep the current location.

Public-Barb Benson 3838 Rustic Manor Ct. spoke in support of the business going in. Owner- Stated the current location where they are was an eyesore and the improvements brought in other businesses. It is anticipated the same will occur with the PMF property.

### **Hearing closed at 6:15pm**

#### Special Use

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

*Roll Call Vote: All yeas*

#### Site Plan

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

*Call, All yeas.*

### **REPORTS:**

#### 1.) ZONING ADMINISTRATOR

There was a Joint Board meeting last night and a few things upcoming for the Planning Commission. We need to continue working on the Master Plan.

#### 2.) TOWN BOARD REPRESENTATIVE

Fitzpatrick discussed the Medical Marijuana bill joint meeting last night. An attorney did a presentation and answered a lot of questions. Water tower agreement, swearing in ceremony for Fire Captain, Contract Negotiations for new hires, made changes to the wages to attract new hires. The contract is through 2019. There are small increases for those with seniority. Set the date for the 2018 Easter Egg Hunt on March 30th.

#### 3.) ZONING BOARD OF APPEALS REPRESENTATIVE

The representative was not present and there was no meeting.

#### 4.) TRAILS

There is no information for Trails.

M. ANY OTHER BUSINESS:

Master Plan - Future Land Use Map discussion from January 16, 2018 joint meeting.

There are some notes of the individual concerns about the likes and dislikes. Staff will share with the Planning Commission members to work on the future land use map.

Travis Clous gave a synopsis of the discussion last night. Regarding the mixed use in the Chums area there are some modification requested for that area. The map is confusing for the Future Land Use and they determined that they use the current zoning map to update for the Future Land Use.

The previous Master Plans have not changed too much over the years. The industrial district, is it fine the way it is? We opened the survey up to the public and there is a summary of the survey.

Regarding the zoning map it makes sense to use the zoning map to make the changes for the future and for anything else that is needed. The growth of the county is beginning to expand. We need mixed use of commercial and residential and look at what the community can be.

Comments on the minimum lot size. 600 feet is smaller than a footprint of a small mobile home. Stick built homes on foundations.

Developers to update the infrastructure was mentioned as a consideration

There are currently 8 districts. Added are "extraction" and "public facilities".

The zoning map is a bit faded is it possible to get another print of the large size.

Bill Crain spoke on the mixed use and how to use in the area.

Lombard mentioned the developers can assist in infrastructure increases as they come in and bring the projects and extend water and sewer.

Bill Clous spoke on developers and stated they already pay for infrastructure. He stated he could not work in Blair if the Township increased the lot sizes. increasing infrastructure and growth. He stated the projects that Wuerfel and Schmuckal leave the RN alone it is already restrictive. Each government agency that requires permits already have guidelines on the area in which the size needs to be.

Barb Benson spoke regarding the Future Land Use 20 years from now what is it going to look like? Keeping it simple. Make it flexible. Commercial, Residential must be flexible. 600 ft for Residential is good to promote and entice people to come here.

Chairman Heim mentioned that Travis Clous has volunteered to work on the Future Land Use markings using the Zoning Map using the notes from previous discussions. Staff has those and will be supplied to Travis. Dennis asked to also be involved in that project.

March meeting concerns. Lindsey will be off March, April and May. Heim and Fitzpatrick will be gone in March. Boeve is checking his schedule. Heim and Fitzpatrick will be back the last week of March. The Commission will review at the February meeting and determine when to schedule March

meeting. It may be moved to the last week of March when a quorum will be available.  
Emails will be sent to determine who will be in attendance and if there will be business to discuss.

N. PUBLIC INPUT:

There was no public input.

O. ADJOURNMENT:

Motion by Nickerson seconded by Fitzpatrick to adjourn meeting.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,  
Joanne Tuck, Recorder