

BLAIR TOWNSHIP PLANNING COMMISSION
APPROVED Minutes
August 15, 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, Heim and Nickerson.

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

D. **PUBLIC INPUT:**

There was no public input.

E.

APPROVAL OF AGENDA:

Motion by Fitzpatrick, seconded by Lombard to approve the agenda and move Unfinished Business to follow New Business. **Yes:** Clous, Lombard, Wagner, Heim, Fitzpatrick, Boeve, Nickerson. **No:** None. **Motion carried.**

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

There was no stated conflict of interest.

G. **MINUTES:**

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

H. **CORRESPONDENCE:**

There was no correspondence.

I. **PRESENTATIONS:**

There were no presentations.

K. **NEW BUSINESS:**

A.) **Site Plan Review Case # SPR 18-08-01:** Mark McKellar, attorney, of Kuhn Rogers, P.C., 421 S. Union Street, Traverse City, MI represented the applicant, Burdinie Estates LLC, with plans to build a 111-unit Residential Site Condominium Development on Parcel(s) # **28-02-018-011-00**, located at the **South Side of Vance Road, East of Co Rd 633, Grawn, MI 49637. SEC 18 T26N R11W.** McKellar used design boards to display the proposed development to the township residents in attendance. After his presentation, questions were raised by Planning Commission members as to the location of the septic fields with respect to the municipal wells. McKellar emphasized that all the septic fields per plans meet the setback requirements. Joel Reb, engineer

with Burdinie Estates LLC, answered questions about the homes scheduled to be constructed in Phase I and Phase II. He also stated that the turnarounds in the cul de sacs will be adequate for fire personnel and equipment to navigate the development. In discussing the landscaping buffer requirements, McKellar asked the Planning Commission for leeway in working with individual homeowners bordering the development to determine what type of landscape buffer would be installed. There was some discussion in terms of whether a residential development is required to install a landscape buffer when abutting a commercial development. Chairman Heim read the ordinance and stated that the Planning Commission can require any development, residential or commercial, to add a landscape buffer. Wagner questioned the continuity of a landscape buffer if each individual homeowner chooses something different, i.e., fence, hedgerow, arbor vitae, etc. The developer agreed to implement in the site plan on the western border of the development the landscape buffer to be installed. A township resident living in proximity of the proposed development questioned that there is no pathway to access the park. If 111 homes are built, there will be increased traffic on an already busy Vance Road, making it more difficult and less safe for travel to the park. The developer stated that an access path will be added to the site plan.

Chairman Heim asked for public questions. A township resident inquired as to the square footage and price range of the homes. Mr. Reb answered that the homes range from 1400 – 1550 SF with a projected sales price of \$230,000 to \$240,000. There are no pre-sold homes. Mr. Reb stated there are no plans to build spec homes. The lots are .25 acre. Although the developer's site plan did not include a photo or architectural rendering of a home, Mr. Reb said the style is a ranch type home with a basement. The restrictions are per standard condominium bylaws with vinyl siding, 1200 SF minimum, and garages.

Chairman Heim reviewed the standards for approval, and read all sections of the ordinance 21.03, #1 through #11. **Fitzpatrick moved to approve Case # SPR 18-08-01** with the following **conditions**: 1. That an updated Site Plan is received and 2. A landscape buffer strip on the west side is included in the updated Site Plan. The site plan with the conditions will have met the Standards for Approval as required in Section 21.03 #1 through #11 and is a use permitted in the RN Zoning District of the Blair Township Zoning Ordinance. **Nickerson seconded. Yes:** Heim, Clous, Fitzpatrick, Lombard, Nickerson, Wagner, Boeve. **No:** None. **Motion carried.**

- B.) Site Plan Review Case #SPR 18-08-02:** Bill Crain, P.E., of Crain Engineering, LLC, represented the applicant, Cherry Blossom Lane LLC, to develop a “white box” commercial plaza with multiple units and tenants in two 12,000 SF existing buildings on Parcel #: **28-02-004-108-35**, located on Blair Valley Road behind Blair Plaza, **Traverse City, MI 49685**, SEC 4 T26N R11W. Mr. Crain described the proposed development as southeast of the Tractor Supply Store. Township residents living in proximity of the proposed development inquired about traffic, hours of business, types of tenants. Mr. Crain stated there will be no entry or exit doors on the back of the property, reducing any foot traffic. Operating hours have not been established, as there are no tenants yet.

Chairman Heim read the standards for approval as they applied to this application.

Travis Clous moved to approve Case # SPR 18-08-02 as presented because it has met the Standards for Approval as required in Section 21.03 #1 through #11 and is a use permitted in the Commercial Zoning District of the Blair Township Zoning Ordinance. **Wagner seconded. Yes:** Clous, Wagner, Nickerson, Boeve, Fitzpatrick, Lombard, Heim. **No:** None. **Motion carried.**

J. **UNFINISHED BUSINESS**

Master Plan

A document packet was distributed to all Planning Commission members earlier. Lisa Guerreri asked where the maps should be included. Discussions ranged from the sewer and water maps being current to whether the expansion of the water district/sewer district should be an Action Item. Lisa will send change requests and ask for a price estimate; an aerial map of the township grounds is reasonably priced. Chairman Heim offered several edits that he determined from the State Planning & Enabling Act used to define a Master Plan. A Master Plan needs to be actionable and consistent, proactively guide growth, support mixed use land development, and ensure policy language is easy to understand and implement. The final changes were delegated to Dennis Fitzpatrick and Travis Clous.

L. **REPORTS**

- 1.) Lisa Guerreri, Zoning Administrator, stated that she is busy.
- 2.) Dennis Fitzpatrick, Town Board Representative, reported that a web designer was consulted for website work, the new fire truck was purchased at a cost of \$511,000 with funds from the General Fund, the Trustee position was filled, and the Clean Up Day is scheduled for Saturday, September 15.
- 3.) Currently no ZBA representative to the Planning Commission.
- 4.) George Lombard as Trails representative announced that The State of Michigan has awarded \$2.4 million dollars to extend the Bike Trail to connect Traverse City to Charlevoix, as part of the Little Traverse Wheelway that currently is a paved 24-mile dedicated pathway from Charlevoix to Petoskey.

M. **ANY OTHER BUSINESS**

Bob Boeve questioned the language in the Zoning ordinance “detrimental to the neighborhood” when approving Site Plans. It was discussed that the language is vague when defining just what “detrimental” means to individual Township residents.

N. **PUBLIC INPUT**

There was none.

O. **ADJOURNMENT**

Adjourned at 8:33 p.m.

Respectfully submitted,

Susan Kase, Recorder