

BLAIR TOWNSHIP PLANNING COMMISSION
APPROVED Minutes
October 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: Clous, Lombard, Boeve, Fitzpatrick, Wagner, Heim and Nickerson.

Also, present: Zoning Administrator Lisa Guerri and Recorder Joanne Tuck

D. PUBLIC INPUT

There was no public input.

E. APPROVAL OF AGENDA

Motion by Fitzpatrick, seconded by Nickerson to approve the agenda moving new business before Unfinished Business.

Motion carried.

F. DECLARATION OF CONFLICT OF INTEREST

There was no stated conflict of interest.

G. MINUTES

Motion by Lombard seconded by Wagner to approve the minutes with changes of September 19, 2018. New sentence to now read, " The Master Plan, as amended goes to the Blair Township Board of Trustees before it can be distributed to the Tri-county area for comments."

All Yeas. Motion carried.

H. CORRESPONDENCE

Dog Kennel allowed in CM District – Zoning Administrator Guerrieri was approached by residents interested in putting a dog daycare and/or kennel at their property. Rosalyn K. Tyge, 3852 Rustic Manor Ct, TC 49685 and Judy Nemetz, 4573 Courtade Rd, TC 49696, presented the members with a plan of what they want to do. There was discussion with the Planning Commission stating they will discuss further at an upcoming meeting.

I. PRESENTATIONS

There were no presentations.

J. NEW BUSINESS

1. Site Plan Review – 18-06-02 Stafford's Storage – to amend previously approved site plan to increase units and boundary of site condominium, and to increase/change

phases of construction.

Bill Crain is seeking an amendment for the site from the original proposal. The site plan has been updated to add additional units and reducing the interior land. The Road Commission is extending and upgrading Stadium Drive and will go past the entrance and along the entire parcel of land. The new traffic light at Rennie School Road will change traffic patterns ingress and egress of the stadium. The Road Commission, Blair Township and H&M Developers have entered into a “partnership project” and will have Stadium Drive paved to Court Road. The Road Commission has agreed to take this road over as a County Road. There are five Phases and all are condos. He is seeking only modifying Phases 1 through 4 only. There is large influx of people wanting Phase I and will start in the spring.

This is the approval of Phase One-Four. Phase Five is in the future.

Motion by Fitzpatrick, seconded by Lombard to approve case 18-06-02 as it meets the Standard for Approval as required in Section 21.03 items #1-#11 and is a use permitted in the Commercial Zoning District of the Blair Township Zoning Ordinance and with the condition that this approval is for Phases One through Four only. **All Yeas. Motion carried.**

K. UNFINISHED BUSINESS

1. Master Plan –discussion and assembly of document. The Supervisor did not want to place the Master Plan on the Township Board agenda for approval of distribution until it is a complete and finished document.

Transportation/airport plans to be included in master plan.

We are required by both state acts to include airport and public transportation in our master plan under the transportation chapter. The Planning Commission agreed that language should be included with information on flights out of the airport, destinations, miles distance away etc. The Zoning Administrator will have the Master Plan committee of Travis Clous and Dennis Fitzpatrick review and prepare for the next meeting.

There was more discussion and review of the maps. Additional information will be updated on the maps.

L. REPORTS

1.) Lisa Guerrieri, Zoning Administrator, stated that she is busy with sheds. The Annual Planning Banquet is coming soon. If the members are interested let her know.

2.) Dennis Fitzpatrick, Town Board Representative, reported the town board has been taping their own meetings. They are hiring outside person to do. Three bids for website design have come in and they have selected a company. The bid for the library shed was declined. Two payments have been made for the iron removal at the underground tank. Firefighters have been given approval for the "Backing the Badge" Program. More research is being done on natural burials.

3.) ZBA representative to the Planning Commission stated there was no meeting.

4.) George Lombard as Trails representative reported there was no meeting.

M. ANY OTHER BUSINESS

There was none.

N. PUBLIC INPUT

Bill Crain spoke regarding the T.C. Bulldog Athletic Association's possible purchase of the Dreves property on Garfield that is zoned RN. He presented a quick site plan and asked the commission members if they saw any issues with what is being proposed. No member stated any issues.

O. ADJOURNMENT

Motion and support to adjourn at 7:24 p.m.

Respectfully submitted,

Joanne Tuck, Recorder