

**BLAIR TOWNSHIP PLANNING COMMISSION**  
**Approved Minutes**  
November 14, 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, and Heim;  
excused absence, Nickerson.

Also, present: Zoning Administrator Lisa Guerri, Recorder Susan Kase,  
Township Supervisor, Nicole Blonshine.

**D. PUBLIC INPUT**

There was no public input. There were 12 guests in attendance at this meeting,  
including both presenters and Blair Township residents. Supervisor Blonshine  
reminded all attendees to complete a Parks and Recreation Survey. The input will be  
used to ensure the Township is eligible for future grants.

**E. APPROVAL OF AGENDA**

**Motion by Fitzpatrick, seconded by Wagner** to move Unfinished Business after  
New Business, and approve the agenda. **All Yeas. Motion carried.**

**F. DECLARATION OF CONFLICT OF INTEREST**

There was no stated conflict of interest.

**G. MINUTES**

**Motion by Lombard seconded by Fitzpatrick** to approve the minutes of  
October 17, 2018 with changes. Paragraph J, New Business, sentence to now  
read, "Stadium Drive"; Paragraph K, Unfinished Business, sentence to now read,  
"the Master Plan committee, Travis Clous and Dennis Fitzpatrick,"; Paragraph L.  
Reports, sentence to now read, "the Library shed"; sentence to now read,  
"Firefighters have been given approval for The Backing the Badge Program".  
**All Yeas. Motion carried.**

**H. CORRESPONDENCE**

There was no correspondence.

**I. PRESENTATIONS**

There were no presentations.

**J. NEW BUSINESS**

1. **Site Plan Review – #18-02-01 Mason Creek Mobile Home Park** – to amend  
previously approved site plan to decrease units and add on-site septage field and in  
later phase(s) a treatment facility plant within boundaries of Mobile Home Park site

and to increase/change phases of construction. Joel Rebb, Windward Development, Dave Lewis, GFA design/engineering, and Glenna Wood, P.E., Gosling Czubak were present to answer questions regarding the proposed changes. Rebb presented the updated plans. Mr. Rebb stated all permits have been issued by the county for septic and ground water. The DEQ issues ground water discharging permit, the County Health Department approves the septage. The DEQ limits daily wastewater to 10,000 gallons per day. Phase Ia will be metered for sewage usage. Dennis Fitzpatrick asked what the lot sizes are. Rebb answered that they are larger than the 5,000 SF minimum, approximately 63 ½ ft by 180 ft.

Chairman Heim asked if any attendees would like to ask questions. Pete Matuczak of Crimson Ranch subdivision asked where the Mason Creek Mobile Home Park will back up to Crimson Ranch. Mr. Rebb pointed to the site plan and showed that the northwest corner of the Mobile Home Park is adjacent to Crimson Ranch. Mr. Matuczak asked if a fence would be constructed. Mr. Rebb answered that a landscape barrier would be installed.

Another resident asked if the streets would be used as thoroughfares or thruways. Mr. Rebb answered that the streets will be gated, with access to emergency vehicles only. Another resident asked when construction will begin. Mr. Rebb estimates April 1, 2019 with grading to be completed first to avoid wetlands. He expects two to three feet of fill to be done.

Chairman Heim reviewed the Standards for Approval, and the plan met the standards for approval, #1 through #11, with one condition.

**Motion by Fitzpatrick, seconded by Clous** to approve Case # Site Plan Review 18-02-01 with the following condition: that the final approval from MDOT is received by Lisa Guerreri. The site plan with the condition 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. **Yes: Fitzpatrick, Clous, Heim, Wagner, Boeve, Lombard. No: None. Motion carried.**

**2. Discussion on verbiage for proposed Zoning Ordinance Amendment** – regarding kennels, doggie daycare, and outdoor runs in association with veterinary clinics. Discussions regarding permitted districts/processes and development standards.

Chairman Heim asked Zoning Administrator Guerreri to explain her recommendations and suggestions to modify Ordinance 18.26. The two Blair Township residents, Rosalyn K. Tyge and Judy Nemetz, interested in opening a doggie daycare facility were present. There was discussion regarding the five acre minimum lot size, the 50 ft. setback from the dog runs, the licensing procedures (local, county, state), and the inspection process. Ms. Tyge and Ms. Nemetz asked for clarification of the fencing requirement. After varying opinions on the minimum lot size and setback requirement, Chairman Heim said we will work with it as is and at this time are not prepared to go to Public Hearing. The discussion will continue at the next Planning Commission meeting.

## **K. UNFINISHED BUSINESS**

1. Travis Clous and Dennis Fitzpatrick made several edits. Travis Clous received the updated water district map and it needs to be incorporated in the Master Plan.

Travis Clous commented that the updated water district map is much easier to read, and Travis requested a similar map for the sewer district, if available. Lisa Guerreri concurred.

Dennis Fitzpatrick will put everything together, give it to Lisa Guerreri, and then a recommendation can be made for the Blair Township Board of Commissioners to distribute the document to other Townships.

**L. REPORTS**

1.) Lisa Guerrieri, Zoning Administrator, is working on issuing violations after the Fall Cleanup, as some residents still have not cleaned up their yards.

2.) Dennis Fitzpatrick, Town Board Representative, reported that Adam Wagner was reappointed to another two year term; an ad hoc committee was formed for Parks & Rec; established a Union negotiating committee with times and dates to be determined in December; the Township newsletter is to be sent with the tax bills; a part time Paramedic was hired; and a check for over \$20,000 for EMS services in arrears was received from Green Lake Township, with a special thanks to Supervisor Blonshine for her efforts in collecting the funds.

3.) In ZBA news, Township Supervisor Blonshine stated that there was an East West Corridor Meeting held by Grand Traverse County to determine if there could be a re-routing of traffic, a modification of current traffic patterns, and the minimization environmental impacts. The Grand Traverse Road Commission is asking for 100% participation in agreement on a solution. Stadium Drive will be a joint project between H&M Development, Grand Traverse Road Commission and Blair Township to become a County road and widened. The Township will be reimbursed \$72,000 after ten years through brownfields.

4.) George Lombard as Trails representative announced that Traverse City Rotary Executive Director, Marsha Smith, is retiring after 25 years of service. She was honored by the TART trails for her contributions to TART.

**M. ANY OTHER BUSINESS**

There will be no meeting in December; the next meeting of the Planning Commission is January 16, 2019.

**N. PUBLIC INPUT**

There was none.

**O. ADJOURNMENT**

**Motion by Boeve, seconded by Fitzpatrick to adjourn at 7:59 p.m.**

Respectfully submitted,

Susan Kase, Recorder