

**BLAIR TOWNSHIP PLANNING COMMISSION**  
**APPROVED MINUTES**

June 16, 2021

**A. CALL TO ORDER**

The Blair Township Planning Commission meeting of June 16, 2021 was called to order by Chairman Heim at 6:00 pm. The meeting was held in the Blair Township Hall Meeting Room and there were no attendees from the public.

**B. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**C. ROLL CALL**

Present at roll call: Heim, Fitzpatrick, Lombard, Nickerson, Boeve, Clous, Wagner. Also present: Zoning Administrator Lisa Guerrieri, Ordinance Enforcement Officer Matt Jerome, Recorder Susan Kase.

**D. PUBLIC INPUT**

There was no public input.

**E. APPROVAL OF AGENDA**

**Motion by Nickerson, seconded by Wagner** to approve the agenda. **Yes:** Nickerson, Heim, Wagner, Lombard, Fitzpatrick, Clous, Boeve. **No:** None **Motion carried.**

**F. DECLARATION OF CONFLICT OF INTEREST**

None stated.

**G. MINUTES**

There were three errors noted; page five, the third paragraph should read, "the water main will be extended ~~to~~ **from** Shooter's"; same paragraph, two sentences later should read "The property will have a fifty foot setback from ~~Beitner Road West~~ **Silver Lake Road.**"; and page eight, first paragraph should read, "shall not exceed a height of ~~9-18~~ **(18) feet**".

**Motion by Fitzpatrick, seconded by Boeve** to approve the minutes for the May 19, 2021 meeting with the corrections made. **Yes:** Heim, Lombard, Nickerson, Clous, Wagner, Fitzpatrick, Boeve. **No:** None **Motion carried.**

**H. CORRESPONDENCE**

There was none.

**I. PRESENTATIONS**

There were no presentations.

**J. NEW BUSINESS**

- 1. Public Hearing: Zoning Ordinance amendment # 104-05-21-02:** Amendments to Section 10.04, 12.04 and 16.01 Commercial Manufacturing District, Industrial Overlay District and General Provisions, as detailed below:

**Article 10**

**Commercial Manufacturing District**

- Section 10.04 Uses Permitted by Special Use Permit  
2. ~~Mini warehouse (self-storage facility)~~

**Article 12**

**IS, Industrial Storage Overlay**

- Section 12.04 Uses Allowed by Special Use Permit  
10. Mini warehouse (self-storage facility)

**Article 16**

**General Provisions**

**Section 16.01 Accessory Structure**

5. A detached accessory structure in a residential district shall not exceed the maximum permitted height for the district; however, the vertical exterior surface of the building, not forming a part of the roof, shall not exceed a height of ~~fourteen (14)~~ **eighteen (18) feet**, measured from grade to the top plate of the wall.

Chairman Heim stated that the role of the Planning Commission tonight is to recommend that the zoning amendments be approved by the Blair Township Board of Trustees. The amendments will have final approval by the Blair Township Board of Trustees.

Chairman Heim opened the Public Hearing at 6:06 p.m.

Lisa Guerrieri summarized the need for the amendments. A moratorium is only valid for six months, however an amendment is permanent. At the present time, the 14 feet height limitation is not working for most of the Township residents as some recreational vehicles exceed this height for storage.

Commissioner Boeve asked what the difference between a site condo storage development and a mini storage facility. Lisa Guerrieri stated that site condos are for sale and mini storage leases the space. Commissioner Fitzpatrick asked how many mini-storage facilities currently exist in Blair Township. Lisa Guerrieri estimated there are eight to ten facilities at the present time.

As there were no attendees from the Public, there was no public comment.

Chairman Heim closed the Public Hearing at 6:10 p.m.

**Motion by Clous, seconded by Nickerson** to recommend to the Blair Township Board of Trustees to **approve the proposed text amendments** to the Blair Township Zoning Ordinance. **Amendment #104-05-21-02** to amend sections: 10.04, 12.04 & 16.01, amendments regarding the use and standards for Commercial Manufacturing District, Industrial Overlay District and Accessory Structures. **Yes:** Heim, Lombard, Nickerson, Wagner, Clous, Fitzpatrick, Boeve. **No:** None. **Motion carried.**

#### **K. Unfinished Business**

None

#### **L. Reports**

- 1) Zoning Administrator – there are two applications for next month’s meeting
- 2) Town Board Representative – Dennis Fitzpatrick reported that the Board approved a new tractor purchase; the Township received a grant from Priority Health to build a fitness course with fitness stations; and approved the security cameras to be installed near the batting cages.
- 3) Zoning Board of Appeals Representative – there was no meeting.
- 4) Trails – no report

#### **M. Any Other Business**

Ordinance Enforcement Officer Matt Jerome expressed his frustration that the new zoning ordinance changes he submitted to the Grand Traverse County Magistrate could not be confirmed, as the current policy of the Magistrate's office is by appointment only. These ordinance changes were to go into effect June 16, 2021.

**N. Public Input**

There was none.

**O. Adjournment**

**Motion by Nickerson, seconded by Clous** to adjourn the meeting at 6.26 p.m. **All Yeas.**

**Motion carried.**

Respectfully submitted, Susan Kase, Recorder