

BLAIR TOWNSHIP ZONING BOARD of APPEALS
APPROVED MINUTES

February 10, 2021

A. CALL TO ORDER

The Blair Township Zoning Board of Appeals Meeting of February 10, 2021 was called to order by Chairman McGee at 6:01 pm. The meeting was held via Zoom.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

Present at roll call: Randall, Welch, Mapes, Zeits, McGee, Cascadden, Lombard;
Also present: Zoning Administrator Lisa Guerrieri, Recorder Susan Kase,
Deputy Clerk, Tracie Campbell. There was one attendee via Zoom, Michael
Palermo, Project Manager, representing DTE in the variance request #20-01
on the agenda tonight.

D. PUBLIC INPUT

There was no public input.

E. APPROVAL OF AGENDA

Motion by Zeits, seconded by Mapes to approve the agenda as presented. **Yes:**
McGee, Cascadden, Mapes, Zeits, Lombard, Randall, Welch. **No:** None. **Motion**
carried.

F. DECLARATION OF CONFLICT OF INTEREST

None stated.

G. MINUTES

Motion by Mapes, seconded by Lombard to approve the minutes for the
September 11, 2019 meeting as presented. **Yes:** Randall, McGee, Lombard, Zeits,
Welch, Mapes, Cascadden. **No:** None. **Motion carried.**

H. CORRESPONDENCE

Zoning Administrator, Lisa Guerrieri stated there was a letter received from
Haggard's Plumbing in support of the variance requested by DTE. A copy of the
letter is included in the meeting packet.

I. UNFINISHED BUSINESS

None.

J. NEW BUSINESS

1. Variance Request, Case #20-01, DTE Energy requesting a variance on fencing section #16-04 c. to allow barbed wire in chain link fencing surrounding two natural gas utility stations. **#695-004-10 / #001-005-00.**

Chairman McGee stated that the variance request will be guided by the zoning ordinance 24.03, Section B.

Chairman McGee opened the Public Hearing at 6:17 p.m.

The applicant was represented by Michael Palermo, Project Manager, DTE, located in Highland Michigan. Mr. Palermo summarized the variance request for the attendees: the installation of natural gas pipeline requires some station work at these two locations in Blair Township, 801 S Rusch Road and 1221 Stepke Court. The addition of the barbed wire to the chain link fencing raises the height of the fence as mandated by government regulations. This also provides additional security to protect the natural gas lines.

ZBA Member Randall questioned the Rusch Road station location in terms of the exposure to the neighboring residential properties. Barbed wire fencing can be considered unsightly to area neighboring homeowners. Lisa Guerreri reminded ZBA members that the ZBA has no authority to evaluate anything other than the variance request to install barbed wire fencing.

Mr. Palermo stated that the current station on Rusch Road is sheltered by a berm, as it sits below the nearby homes. He is more than willing to work with the ZBA to obtain the fencing variance in a non-intrusive way.

Chairman McGee closed the Public Hearing at 6:24 p.m.

Chairman McGee asked for a motion.

Motion by Lombard, seconded by Cascadden to grant the variance request #20-01 to DTE for the installation of barbed wire to increase the fence height one foot higher per Zoning Ordinance 24.03, Section B. **Yes:** McGee, Lombard, Zeits, Mapes, Cascadden, Randall, Welch. **No:** None. **Motion carried.**

K. REPORTS

- 1) Zoning Administrator – Lisa Guerrieri said that she is very busy.
- 2) Town Board Representative – Roger Zeits reported that the Board of Trustees approved the Bigby Coffee application and the batting cage to be added at the Little League park.
- 3) Planning Commission Representative – Two Men & a Truck wants to add storage facilities; fire hydrant is required, at an estimated cost of \$150,000 to connect to a water source. Application is at an impasse thus far.
- 4) Trails – no report

L. ANY OTHER BUSINESS

Tracie Campbell reminded attendees to open their email and sign the attached document via Docusign to ensure attendance is recorded.

M. ADJOURNMENT

Motion by Mapes, seconded by Lombard to adjourn the meeting at 6:34 p.m. **Yes:** McGee, Mapes, Zeits, Welch, Cascadden, Randall, Lombard. **No:** None. **Motion carried.**

Respectfully submitted,

Susan Kase, Recorder