

BLAIR TOWNSHIP PLANNING COMMISSION

APPROVED Minutes

June 20, 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 Recording Secretary Susan Kase.
- D. **PUBLIC INPUT:**
There was no public input.
- E. **APPROVAL OF AGENDA:**
Motion by Nickerson, seconded by Wagner to approve the agenda as presented.
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 Fitzpatrick, seconded by Nickerson to approve the minutes of May 16, 2018. **Yes:** Heim, Clous, Fitzpatrick, Lombard, Wagner, Boeve, Nickerson. **No:** None. **Motion carried.**
- H. **CORRESPONDENCE:**
There was no correspondence.
- I. **PRESENTATIONS:**
There was no presentation.
- J. **UNFINISHED BUSINESS:**
There was no Unfinished Business.
- K. **NEW BUSINESS:**
- A. **Special Use/Site Plan Review – Case # SU/SPR 18-06-01:** Applicant, Bay Area Recycling for Charities, was represented by Bill Crain, P.E., with Crain Engineering, LLC, who presented the site plan for a recycled material distribution center in an existing building located at 466 US 31/37, Parcel #28-02-005-004-00, Section 5, T26N R11W. Chairman Heim opened the Special Use Hearing at 6:05 pm. Lisa Guerri commented that this is an excellent use of the property. Barbara Benson, 3838 Rustic Manor, addressed the commission with regards to concerns over the gravel road and dust control. ~~Mr. Crain responded that traffic on~~

~~the road would be minimal; owners would store/remove their boat/RV semi-annually and leave.~~ Chuck Benson, 3838 Rustic Manor, addressed the commission with concerns about this type of business increasing the tax base for the township. Heim closed the Special Use Public Input at 6:20pm.

Chairman Heim opened the meeting for discussion. Lombard commented that it is a good use for the existing building. Fitzpatrick stated it meets the standards for special use approval, Section 22.04, A-G.

Motion by Fitzpatrick seconded by Nickerson to recommend to the Blair Township Board of Trustees to **approve** Case # SU 18-06-01 as presented as it has met the Standards for Approval as required in Section 22.04, A – G of the Blair Township Zoning Ordinance. **Yes:** Clous, Lombard, Heim, Wagner, Fitzpatrick, Boeve, Nickerson. **No:** None. **Motion carried.**

Site Plan Review Case # SPR 18-06-01 (continued); Chairman Heim questioned landscaping compliance; applicant agreed to add 1 tree for every 10 parking spaces per zoning ordinance. The standards for site plan approval are met, Section 21.03, #1 through #11.

Motion by Fitzpatrick seconded by Clous to approve Case # SPR 18-06-01 with the following **conditions:** 1. The Special Use permit is approved by the Blair Township Board of Commissioners. 2. An additional two trees are added to the landscaping in the Site Plan. 3. The gravel drive will be paved within one year from occupancy with a dust abatement maintenance plan in place in the interim. 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 Commercial RN Zoning District of the Blair Township Zoning Ordinance. No discussion. **Yes:** Clous, Lombard, Heim, Wagner, Fitzpatrick, Boeve, Nickerson. **No:** None. **Motion carried.**

- B. Special Use/Site Plan Review Case # SU/SPR 18-06-02:** Applicant, HM Development, is seeking to establish a site condominium development with 37 separate storage units, including a 2.82 acre commercial outlot for future use and a future four building 48 unit multi-family development. Parcel #: 28-02-005-001-03, located on corner property, South of Rennie School Road and west of US 31/37, SEC 5 T26N R11W. Bill Crain, of Crain Engineering, LLC represented the applicant.

Chairman Heim opened the Public Hearing at 6:40 pm. Applicant explained the storage units are owned outright, not leased. The storage sites accommodate RVs and boats up to 50 feet wide and 100 feet in length. Applicant's goal is to have six storage units ready for occupancy by Fall 2018.

Chairman Heim asked for public comment. There was none. Chairman Heim closed the Public Hearing at 6:49 pm.

Discussion was limited to questioning the existence of two different uses on one parcel, commercial and residential. Lisa Guerreri cited previous developments in the Township that included both. Water and sewer services are established at this site to support both types of use.

The Standards for Approval, Section 22.04, A – G, were read aloud by Chairman Heim. All standards were met.

Motion by Fitzpatrick seconded by Lombard to recommend to the Blair Township Board of Trustees to **approve** Case # SU 18-06-02 as presented as it has met the Standards for Approval as required in Section 22.04, A – G of the Blair Township Zoning Ordinance. **Yes:** Wagner, Heim, Lombard, Boeve, Fitzpatrick, Clous, Nickerson. **No:** None. **Motion carried.**

Site Plan Review Case # SPR 18-06-02 (continued); Chairman Heim reviewed the Site Plan Standards in accordance with Storage Facilities, Section 18.29. Applicant responded to questions on landscaping, in that the condo association will maintain the landscaping of the common areas. The Standards for Approval for the Site Plan Review, Section 21.03, # 1 through 11, were read. There was some discussion regarding the maintenance of the private road. The intent is to have the County take over the maintenance at a future date to relieve the condominium owners/association of responsibility.

Motion by Fitzpatrick seconded by Clous to **approve** Case # SPR 18-06-02 with the following **conditions:** 1. The Special Use permit is approved by the Blair Township Board of Commissioners. 2. Phase I is approved only. 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 Commercial RN Zoning District of the Blair Township Zoning Ordinance. No discussion. **Yes:** Clous, Lombard, Heim, Wagner, Fitzpatrick, Nickerson. **No:** Boeve. **Motion carried.**

- C. **Site Plan Review Case # SPR 18-06-03:** Applicant, Sidock Group, representing KF Commercial Properties, LLC, is seeking to establish a 29,000 SF Community based Veterans Outpatient Clinic in the existing Sav a Lot building with an addition. Combined Parcels #: 28-02-004-018-00, 004-018-30, 004-017-00, 004-012-02, located at 701 US 31 S, SEC 4 T26N R11W. US 31/37, SEC 5 T26N R11W. Tim Miller, AIA, presented for the applicant, Jeff Konzcak of KF Commercial Properties, who briefly introduced himself to the Planning Commissioners. Mr. Miller commented that the former Sav A Lot store is well-suited to the new use. The project is scheduled for a late summer/early fall construction start date, finishing up in November 2019 with occupancy in early 2020.

Staff Report reviewing the zoning ordinance compliance indicated that exterior lighting, general landscaping, parking lot landscaping, requisite parking spaces per examining rooms met all requirements. Chairman Heim read the Standards for Approval, Section 21.03, # 1 through 11. All were met.

Motion by Fitzpatrick seconded by Nickerson to **approve** Case # SPR 18-06-03 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 RN Zoning District of the Blair Township Zoning Ordinance. No discussion. **Yes:** Clous, Lombard, Heim, Wagner, Fitzpatrick, Nickerson, Boeve. **No:** None. **Motion carried.**

L. **REPORTS**

1.) Lisa Guerrerri, Zoning Administrator, informed the attendees that the July meeting does not have any Special Use or Site Plan Review applicants yet. The TART Trail is holding a fund raising event to extend the Boardman Lake Loop if on June 24, 2018.

2.) Dennis Fitzpatrick, Town Board Representative, stated that the 2018-19 Budget was approved, the Flood Plan management was addressed, and the Board adopted the text amendment to the mobile home ordinance. Blair Township Fall Cleanup is scheduled for September 15, 2018 and Blair Township Spring Cleanup is scheduled for May 11, 2019.

3.) Currently no ZBA representative to the Planning Commission.

4.) George Lombard reminded everyone that the DNR Trust Funds are available to all townships that apply for them. DNR Funds were used for the recent Hoover Valley Road clean up, with 112 truckloads of debris hauled away and 53 volunteers participating.

M. **ANY OTHER BUSINESS**

1.) **Master Plan – discussion**

Travis Clous provided the update that he incorporated all the comments from the previous meeting into the Master Plan. The Maps requested from the County were not received in a format that was compatible with the software. He issued a second request. It was suggested that a special meeting be scheduled for the sole purpose of reviewing the Master Plan at length.

N. **PUBLIC INPUT**

There was none.

O. **ADJOURNMENT**

Adjourned at 8:12 p.m.

Respectfully submitted,

Susan Kase, Recorder