

BLAIR TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
APPROVED Minutes
July 5, 2017

A. CALL TO ORDER

Chairman Heim called the meeting of the Blair Township Planning Commission at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

Members Present: Dennis Fitzpatrick, George Lombard, Andy Nickerson, and Chairman Jerry Heim,

Members Excused: Lori LaBonte, Bob Boeve

Members Absent:

Staff Present: Lindsey Wolf, Zoning Administrator, and Karen McIntyre, Recording Secretary

D. APPROVAL OF AGENDA

Motion by Fitzpatrick, supported by Lombard to approve the Agenda as presented. **Approved** unanimously.

E. DECLARATION OF CONFLICT OF INTEREST

None stated.

F. MINUTES

Zoning Administrator Wolf indicated that the minutes of the June 21, 2017 Planning Commission meeting would be reviewed at the next regular meeting.

G. CORRESPONDENCE

None.

H. PRESENTATIONS

None.

I. UNFINISHED BUSINESS

Site Plan Re view 17-04-02 – Wistrand Woods Site Condominium/Amendment:

Chairman Heim indicated that the Site Plan had been tabled at the June 21 meeting due to applicant concerns with the process and the lack of a quorum. Township attorney confirmed that regular process for review was correct.

Motion by Lombard, seconded by Fitzpatrick to review previously tabled Site Plan 17-04-02 for Wistrand Estates. **Approved** unanimously.

Chairman Heim outlined the process being, presentation by the applicant followed by presentation from staff, commissioner questions, public comment, applicant rebuttal, if necessary, concluding with action. Zoning Administrator Wolf reminded the board that should the board prefer, they could require future applicants to request approvals for large projects in phases.

Bill Crain of Crain Engineering presented the site plan on behalf of Eastwood Custom Homes for the 281 unit Site Condominium single family homes. Crain indicated that necessary review/approvals had been received.

Motion by Lombard, supported by Nickerson to approve Site Plan 17-04-02 as it meets the standards for approval in Section 21.03 items 1-9.

Clarification made by Lombard to confirm that this motion encompassed the entire development.

Roll Call Vote.

Yea: Nickerson, Fitzpatrick, Lombard, Heim.

Nay: None.

Motion passed.

Site Plan Re view 17-04-01 – Woodbury Estates Site Condominium/Amendment:

Chairman Heim reviewed the concerns Commission members had previously, as previous action taken was to deny as it had not met the standards for approval, specified as 21.03 item 1, that it was detrimental due to traffic and septic issues. Correspondence from the Township Attorney indicated that the reason was not specific enough, therefore the applicant resubmitted the site plan.

Zoning Administrator Wolf indicated that there were no changes from the application previously discussed and that staff recommendation previously given remained without change.

Motion by Fitzpatrick, supported by Nickerson for approval of Site Plan 17-04-01 as presented as it meets the standards for approval as in Section 21.03 items 1-11.

Roll Call Vote.

Yeas: Fitzpatrick, Nickerson, Heim.

Nays: Lombard.

Motion Passed

J. NEW BUSINESS

None

K. REPORTS

Zoning Administrator:

Zoning Administrator Wolf thanked the board for attending the Special Meeting.

Township Board Representative:

None.

Zoning Board of Appeals:

None.

Trails:

None.

L. OTHER BUSINESS

Fitzpatrick reported that due to community input, the Master Plan was reviewed again by the Township Board. Several proposed changes were indicated, and the Township Board, Planning Commission and

Zoning Board of Appeals would hold a Special Joint Meeting on July 18, 2017 to address the Master Plan. Further, Fitzpatrick requested that Commission members review to offer input at the July 18 meeting.

M. PUBLIC INPUT

None.

N. ADJOURNMENT

Meeting adjourned at 6:50 p.m.

Respectfully submitted,
Karen McIntyre, Recording Secretary