

BLAIR TOWNSHIP PLANNING COMMISSION Approved Minutes

November 15, 2017

- 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: Bob Boeve, Dennis Fitzpatrick, Travis Clous, George Lombard and Chairman Jerry Heim.
Absent and excused: Andy Nickerson, Lori LaBonte
Also present: Zoning Administrator Lindsey Wolf and Joanne Tuck, Recorder.
- D. PUBLIC INPUT:
There was no public input.
- E. APPROVAL OF AGENDA:
Motion by Lombard seconded by Fitzpatrick approve the agenda with removal of ITEM J.
Motion carried.
- F. DECLARATION OF CONFLICT OF INTEREST:
There was no stated conflict of interest.
- G. MINUTES:
Motion by Fitzpatrick seconded by Boeve to approve the Minutes of Meeting of October 18, 2017 with the following edits; add Travis Clous to the roll call, in "Adoption bylaws" change the word to "changes", in Article 2 Membership attendance continuing education requirements change from "Shall" to "May", and "Called to Order" included in the sentence.
Motion carried.
- H. CORRESPONDENCE:
There was no correspondence received by the Zoning Administrator.
- I. PRESENTATIONS:
There was no presentation.
- J. UNFINISHED BUSINESS:
1. Adoption of Bylaws.
- K. NEW BUSINESS:
1. Master Plan: Discussion/Work Session
The Zoning Administrator opened with explaining the document received in the mail is a compilation of the Master Plan version that Dennis and Tracie put together, Blair Township's 2009 version, and the Beckett Raeder version. They are now in one working document that Dennis Fitzpatrick, Travis Clous and the Zoning Administrator went through and discussed editing terminology to make user friendly language.

Trails section is not complete. There was nothing in the 2009 Master Plan. There is some mentioned in Beckett & Raeder. More feedback would be helpful from the Planning Members. The Zoning Administrator stated she is working on the existing land use mapping so it makes sense and putting together the future land use. A majority of zoning implementation plan is within this document. Feedback is also appreciated on this.

Lombard stated that Trails should include water trails. The river is going to be used so much that within a couple of years more access to the river from River Road will be necessary.

Planning Process Page 7- The date of August 2017 was clarified when the survey was completed. Zoning Administrator explained there was only 87 responses on the first survey so the Township Board scrapped the original responses and opened up for more feedback. Page 8 last paragraph needs to be updated with the new date.

The Zoning Administrator explained it is not clear whether there needs to be another 90 day review and hearing, but she will check. Also not clear is the work product from Beckett Raeder. There is need for some of their maps and other data.

Pages 1-16 Goals and Objectives some came from the Beckett and Raeder report. Things like focus, development, areas served by public water and sewer, and encourage mixed use development. There are a number of items from the BECKETT & RAEDER report.

Protecting the Natural Resources "maintain the natural resources" should include specifically the Boardman River and/or Boardman Valley from overuse. A recreation plan and water trail with access should be included. In BECKETT & RAEDER there was reference to studies that were done. Are there too many public accesses?

Boeve -In the shaded box on page 7 "reserve natural features" was clarified which means 100' from the river to not disturb the banks and no parcels with less than 200' of river frontage in the current zoning ordinance.

Existing Land Use-Under construction and will be emailed when completed.

Future Land Use-Will be discussed at next meeting.

Socio Economic pages 19-26 -Tables will be consistent in the plan the current ones are placeholders. This is a condensed version of the BECKETT & RAEDER. Education was removed as it was not important to the goal.

Bibliography will also be included later with all the references. The Zoning Administrator has been keeping notes on what to include.

Natural and Sensitive Features pages 27-36. This is mostly from B& R. Maps from BECKETT & RAEDER were more up to date and some information came from the 2009 Blair Master Plan were used.

Page 30 the 3rd paragraph says there is over "8 miles of Boardman River" and Page 28 shows "6.69 miles".

"Mainstem" is being checked as it likely mainstream however, it could also be 'mainstem". This will be checked for best use.

Trails Connectivity and Open Space pages 37-42

More photos are needed from Blair Township as there are not any Trail photos.

Open Space is under construction-Most of the contents coming from BECKETT & RAEDER. There was nothing in the Blair 009 Master Plan. Reference is made to the NW Regional Non Motorized Strategy of 2008 is believed to be the most current since it went through County review it would have been caught then.

Motorized trails as far as snowmobile are not highlighted. There are a lot of people who use the road right of way. We are the missing gap. Perhaps there is potential for funding in the future. The supervisor will make contact with someone she knows from the snowmobile trail association.

There should be a section on water trails and that is going to be included.

Community Facilities-Some has been taken from B& R and some were from Dennis and Tracie's version. Included are the community garden, the cemeteries, elaborated more on the fair and infrastructure has been updated with the Water and Sewer Department.

Sewer and Water maps are shown in color. Sewer map should be looked at also. The water should extend to Sawyer and down to the state forest. The water service area will need to be updated. Water bonding was discussed and Iron removal plant. The map may need to be adjusted on page 54. There is concerns with getting sewer south of the Bridge south of US31 on M37. There are a lot of people opposed if the water district is expanded.

Page 49 the picture needs to be updated.

Transportation This is condensed from BECKETT & RAEDER which had many pages. Areas of concerns in regard to traffic lights for better flow,

Market Assessment. this was taken from a study the Township paid for and is condensed and added for our purposes. The picture for market assessment shows a signage problem. If there are better pictures, they are needed for this.

There is an edit needed on page 62 third line down to say it's currently a shopping center for "the" township.

Implementation and Action Plan and Appendix

Socioeconomic there is a heading of Housing Needs Assessment and table. Still tracking down the information with our projected information showing what type of housing we are looking for in the future. The report is being located to be adding the housing table.

The Zoning Administrator will investigate legally to see if a 90 day and public hearing needs to be done again. Explore changing the inception dates should be looked at. Legally this should be checked and BECKETT & RAEDER will be able to review when it's ready.

The map overlap of future land use of color coding will be combined on the existing land use and definitions.

The Chair thanked the group who worked on the condensing of the plan to make it more workable.

REPORTS:

1.) ZONING ADMINISTRATOR

The Master Plan survey was reviewed with the Town Board

2.) TOWN BOARD REPRESENTATIVE

Representative Fitzgerald said Township newsletter coming out in December, new Fire Chief hired and will start December 4th, FT Paramedic hiring committee will be established, negotiations for wage for fire is being reviewed for increase, loan from sewer and water is combined and bonded saving the township lots of money

3.) ZONING BOARD OF APPEALS REPRESENTATIVE

ZBA did not meet. The Text amendment passed the township Board

4.) TRAILS

M. ANY OTHER BUSINESS:

Boeve will be leaving in mid December. Continuing Education - Is there any coming up?

Lindsey will check with the County Planner John Sych. Lindsey asked if there will be a December meeting to continue work on the Master Plan and the consensus is yes to keep moving the work.

N. PUBLIC INPUT:

Carl Kucera talked about the Master Plan and the process is being done as he feels it should and thanked all for their hard work.

Lombard talked about the trails. With the property purchased on the rail bed he hopes action can happen soon. He outlined the steps as, Get an architectural plan, apply for a grant, get the plan done. He'd like to see something happen soon. MDOT owns the property and there is trust fund monies for the taking.

O. ADJOURNMENT:

Motion by Boeve seconded by Fitzpatrick to adjourn meeting.

Meeting adjourned at 7:17 p.m.

Respectfully submitted,
Joanne Tuck, Recorder