

BLAIR TOWNSHIP PLANNING COMMISSION Proposed Minutes

March 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: Andy Nickerson, Dennis Fitzpatrick, Lori Labonte, George Lombard, Lori Trailer, and Chairman Jerry Heim.
Absent and excused: Bob Boeve
Also present: Zoning Administrator Lindsey Wolf and Joanne Tuck.
- D. PUBLIC INPUT:
There was public input.
- E. APPROVAL OF AGENDA:
Motion by LaBonte seconded by Trailer to approve the agenda.
Motion carried.
- F. DECLARATION OF CONFLICT OF INTEREST:
There was no stated conflict of interest.
- G. MINUTES:
Motion by Lombard seconded by Fitzpatrick to approve the Minutes of Meeting of February 15, 2017.
Motion carried.
- H. CORRESPONDENCE:
There was correspondence received by the Zoning Administrator related to Canfield Cove from Scott Ogden. He represents Silver Lake Improvement Association group.
- I. PRESENTATIONS:
There was no presentation.
- J. UNFINISHED BUSINESS:
Tabled from August 17, 2016. Other agencies approvals were pending and have now been submitted.

SITE PLAN : William Van Petten is requesting site plan review and approval from the Planning Commission for a site condominium – Canfield Cove Estates.

SITE INFORMATION: The proposed site is 16.96 acres in size, located east of West Silver Lake Road. The property is zoned RN Residential Neighborhood with access to Silver Lake. The surrounding area is zoned RN.

Ryan Cox, applicant representative, reviewed the site plan for the benefit of the Commission. There

is an underground storage tank that is called out to accommodate the Fire Dept requirements.

Zoning Administrator

- DEQ asserted to the Zoning Administrator that they will allow each unit to have a dock and the DEQ will need to permit as well as the walkway.
- The Health Department included items in the Master Plan (should say Master Deed) that will need to be added.
 - Health Department Master Deed restrictions need to be recorded
 - Soil Erosion permit to construct on the lots and road. DEQ permit for road widening.
 - Out lot needs to be recorded in Master Deed (off turn-around)
 - Marina construction requires DEQ permit.
 - Boardwalk construction requires DEQ permit.

Public Comments:

Scott Ogden 5122 Silver Lake Shores-Clarified the association goal is the keep the lake safe and clean. Scott researched a few of the permitting agencies and found there are soil erosion issues with the hill with the cul de sac. He would like to see a surety bond.

Ryan clarified with the Planning Commission the topography of the property and the water run-off. Ditches are on each side of the road. Grades go down before they go back up. Soil Erosion will make that determination if there is an issue with the erosion issues.

Motion by Fitzpatrick and supported by Lombard to approve Site plan 16-08-01, as it meets the standards of approval in Section 21.03, items 1-11 with the following conditions:

- 1) Health Department Master Deed restrictions need to be recorded
- 2) Soil Erosion permit needed prior to construct on the lots and road.
- 3) DEQ permit for road widening.
- 4) Out lot needs to be recorded in Master Deed
- 5) Marina construction requires DEQ permit.
- 6) Boardwalk requires DEQ permit prior to construction.

Roll Call Vote

All yeas

K. NEW BUSINESS:

1. Site Plan Review 17-02-01: Cluster Development. The applicant, Toni Clous, is requesting a site plan review for approval for a cluster development.

Applicant representative, Christy Anderson, discussed the project. They are planning 5 homes. Health Department, Soil Erosion and the Road Commission permits will be applied for. A land division will be applied for with the Road Commission. A cluster development allows smaller parcels due to the topography.

Motion by LaBonte and supported by Fitzpatrick to approve Site plan 16-08-01, as it meets the standards of approval in Section 21.03, items 1-11, with the requirement that they obtain approved for a land division, updated Health Department approval and a covenant deed be

recorded setting forth exactly where the open space is located in the covenant.

Roll Call Vote

All yeas.

2. Site Plan Review 17-02-02. The applicant, Living Hope Church, is requesting a site plan review with the intent of obtaining approval to construct a 40,000 square foot place of worship.

Applicant representative, with Peninsula Design discussed the site plan and answered questions. The site is at the corner of Rennie and E. Silver Lake. The property is vacant and they wish to construct a church for normal church activities.

The dumpster will be screened and the site plan will reflect. There is no landscaping on the eastern boundary. Screening is required in Sec 16.05 item 4 (e) where the parking and adjoining residential. The Planning Commission has the authority to require additional landscape buffering.

Ingress and egress is on both Rennie and E. Silver Lake. There is a curve on the E. Silver Lake and the concern is the sight distance. The Road Commission has the authority to limit where the drives are placed.

LaBonte asked about the Fire Department notes. The requirements must be met prior to occupancy.

Motion by Lombard and supported Fitzpatrick by to approve Site plan 17-08-02, as it meets the standards of approval in Section 21.03, items 1-11 with the following conditions:

1. *Dumpster landscape screening;*
2. *Landscaping on the east side;*
3. *Landscape buffer along the south side, and;*
4. *Landscape buffer along the road right of way.*

Roll Call Vote

All yeas.

Revised page with the landscaping will be dropped off later for signatures.

REPORTS:

1.) ZONING ADMINISTRATOR

Wolf announced a grant for a community garden for \$18,500 was granted and the vacant lot on the township property will be the location. The walking path will extend and will be handicap accessible.

The Capital Improvement report will need to be completed and the updated will be provided by next meeting.

Bylaws are being reviewed for meeting dates, times and duties. At next meeting Wolf plans on having it completed.

Planning and Zoning training will be at MiWorks and John Iacoangelli will be the trainer.

2.) TOWN BOARD REPRESENTATIVE

Representative Fitzpatrick discussed the Town Board meeting notes. 1)There will be an Easter Egg hunt, 2)Carl Kucera is applying for a float in the Heritage Parade for NCF for Blair Township's 150th anniversary, 3)Park and Recreation Committee is soliciting for members, 4)McDonald's was

approved by the Town Board with conditions, 5)Assessor will expand the ability of the field staff to use devices Metron Water Meters, and 6)there are 2 Notaries (Jane and Tracie)

3.) ZONING BOARD OF APPEALS REPRESENTATIVE

LaBonte reported the ZBA did not meet.

4.) TRAILS

Lombard talked about the DNR meeting where Trails were discussed. His bottom line is that to build a trail you need devoted, committed people who can raise awareness, funds and a get it done attitude. This is what is necessary to get trails in Blair.

M. ANY OTHER BUSINESS:

Discussion in future meetings should include what motions should include. Does the motion need to include the conditions even if they are in the Ordinance? The Zoning Administrator said that it should be spelled out for those developers who need.

N. PUBLIC INPUT:

There was no input.

O. ADJOURNMENT:

Motion by LaBonte seconded by Trailer to adjourn meeting.

Meeting adjourned at 7:51p.m.

Respectfully submitted,
Joanne Tuck, Recording Secretary