

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
November 14, 2007
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:03pm. There were 4 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Porath, Gazdecki, Lester, Ligon, Balk, Gannon, Dobis.

OTHERS PRESENT: Steven Van Steenhuyse, Planner (via teleconferencing), Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

Under Old Business, item F) Discussion of Contract Zoning & Sliding Scales was added

Motion by Dobis & supported by Gannon to approve the revised agenda. MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Under Approval of Minutes, 'MacRichtey' was changed to 'MacRitchie'.

Under Township Board Report, 'No meeting' was changed to 'No report'.

Under Call to Public, 'Carl Berg' was changed to 'Karl Burg'.

Motion by Ligon & supported by Balk to approve the revised 10/24/07 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Balk announced a conference in Detroit on Brownfields next summer

PLANNER'S REPORT None.

ZONING BOARD REPORT No meeting.

TOWNSHIP BOARD REPORT

Dobis reported on the 10/17/07 meeting & the 11/8/07 special meeting.

LAND DIVISION REPORT No meeting.

PUBLIC HEARINGS None.

CALL TO THE PUBLIC

Opened call at 7:18 pm

Bill Prescott, 1157 Wilbur, built a shed with a lean-to for his boat. A neighbor said it was too big, but ok once he removed the lean-to. He said that the ZBA told him to move the shed. The property is zoned for 1 acre but the lot is only a third of an acre so he said he had nowhere to move it. The zoning administrator had told him to ask the Planning Commission about rezoning. Lester stated that a variance was not granted for that accessory structure by the ZBA and the structure should be removed. Balk said the Planning Commission could not change ZBA decisions.

Closed call at 7:31pm

OLD BUSINESS

A) Revise 10/10/07 minutes to change the Go Back List item 'commercial in AO' to 'Adding large scale sporting uses to AO'

Motion by Dobis & supported by Balk to approve the amended 10/10/07 minutes. MOTION CARRIED (Gazdecki opposed)

B) Zoning Distribution Maps

Members reviewed Van Steenhuyse's enlarged zoning maps. The fourth map did not get printed. The members wanted to see the future land use map as well. Van Steenhuyse reminded them that it was in the Master Plan. The various shades of color still need some changes. There was a great deal of discussion about C1 and C2 areas, especially the EconoPrint property. The township lost some of its commercial property when the pharmacy & post office properties were annexed to the village. There was support from most of the members for recommending rezoning without applicant request when it was fact specific. All members supported text changes to address nonstandard property setbacks. Steven will supply documentation concerning this.

C) Home Business Discussion

Van Steenhuyse redefined Home Based Businesses & Home Occupations. This was added to the Go Back List for further discussion.

D) Go Back List discussion

Members reviewed this list. Most of these items have been completed. The rest will be finished at the next meeting.

E) Riparian Buffer Guidelines

Motion by Lester & supported by Balk recommending that the Board withdraw from adopting the Riparian Buffer Ordinance and, instead, incorporate provisions recommended by the planner and wetlands consultant into the Natural Features Ordinance. MOTION CARRIED UNANIMOUSLY

The Planning Commission felt that the Riparian Buffer Model Ordinance was too restrictive as written.

F) Discussion of Contract Zoning and Sliding Scale.

This has been eliminated from the new ordinance.

NEW BUSINESS None.

OTHER BUSINESS None.

NEXT MEETING 11/28/07

A) Lot setbacks for legally nonconforming lots.

B) Zoning Distribution Maps

C) Discussion of Home Businesses

D) Go Back List Review

CALL TO THE PUBLIC

Opened call at 10:10 pm

Closed call at 10:10 pm

ADJOURNMENT

Motion by Lester and supported by Dobis to adjourn at 10:16 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary

DRAFT