

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
August 22, 2007
MINUTES**

CALL TO ORDER

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

ROLL CALL

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

OTHERS PRESENT: Steven Van Steenhuyse, Planner, Damien Wetzel, Engineer, Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

The section New Business was moved up before Old Business.

Under New Business, A) was changed to C); B) to A); and C) to B)

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

APPROVAL OF MINUTES

Motion by Lester & supported by Dobis to approve the 08/8/07 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE None.

PLANNER'S REPORT None.

ZONING BOARD REPORT

Lester reported on two variance requests for 1157 Wilbur.

TOWNSHIP BOARD REPORT

Dobis reported on the 8/15/07 meeting. There was some discussion about the action of the Board on the motions sent to them by the Planning Commission in regards to John Colone's putt putt golf course. The Board members did not have the minutes from the Planning Commission meeting that outlined the stop order motion. The Board did not seem to understand that the motion by the Planning Commission to table his site plan request was separate from the motion requesting that the Board stop his construction. John Colone has now stopped construction as ordered by the Township and Livingston County. Any permits issued have been rescinded until the Board approves a site plan.

LAND DIVISION REPORT None.

PUBLIC HEARINGS None.

CALL TO THE PUBLIC

Opened call at 7:20pm

Liz Christian, 11721 Weiman Dr., was frustrated by the lack of correct permits issued to Colone, felt he was not following standards and regulations, and was told he was simply landscaping, not developing a putt putt golf course.

Closed call at 7:25pm

NEW BUSINESS

A) Motion to amend Chapter 19, Section 55, B, as related to the C-1 District to list 'miniature golf course' as a special use, and also adopt specific standards for miniature golf as a special use in Chapter 27.

There was discussion about changing the language of the C-1 district to include miniature golf courses.

Motion by Dobis and supported by Gannon to amend the current C-1 language to allow miniature golf courses and other such special uses. MOTION CARRIED (Lester & Porath against).

Motion by Dobis and supported by Ligon to set a public hearing date of 9/26/07 to amend the current C-1 language to allow miniature golf courses and other such special uses. MOTION CARRIED (Porath against).

The planner will have the language for this motion ready for publication and will send it to the Township office.

OLD BUSINESS

A) Preliminary Site Plan for Screams Putt Putt Golf Course.

The applicant had not received the latest planner's report. Hence, they will be submitting a modified plan at a later date. Members discussed his plan and gave the applicant some direction. Colone stated he'd prefer to keep the parking lot gravel since it is seasonal, but the members felt it would need to be asphalt or cement as required by our Ordinance.

All the members did not receive the latest planner's and engineer's reports. This is a serious issue that needs to be corrected by the office. It happens frequently.

Motion by Dobis and supported by Gannon to table action on this site plan at the applicant's request until he can update his plans based on the latest planner's and engineer's reports. MOTION CARRIED (Balk and Ligon against).

Wetzel was concerned about the lack of a storm water system. Colone must meet the Livingston County Drain Commission standards. Colone stated that the golf course would not be built on top of the existing disposal field, but instead would be built around it. The storm water cannot drain onto another parcel and the drainage will change once the parking lot is paved. There was also a concern about use of the parking lot in the winter and the runoff of salt at that time. Van Steenhuyse stated that he did not have enough information to determine if the parking requirements had been met. There was also some discussion about permanent vs temporary toilet facilities. The engineer stated a preference for permanent facilities but it depends in part on the County Health Department standards. There were also concerns about setback issues, the number of parking spaces, landscape buffers, and the chapel (which Colone stated was movable).

NEW BUSINESS (continued)

B) The Township Supervisor is asking for a special meeting on 8/29/07 for the Final Site Plan review for the new township hall.

Motion by Dobis and supported by Ligon to not have a special meeting on Wednesday, 8/29/07, for the Final Site Plan review of the new township hall due to lack of time for the planner and the engineer to do a proper review. MOTION CARRIED UNANIMOUSLY.

C) Review of Chapter 32.

The section on conditional zoning was eliminated. Chapter 32 was completed.

D) Review of Chapter 33

There was discussion about putting Land Division under the purview of the Planning Commission. This was added to the Go Back List. Chapter 33 was completed.

OTHER BUSINESS None.

NEXT MEETING 9/12/07

A) Review of Final Site Plan for the new township hall.

B) Finalizing the Go Back List.

ADJOURNMENT

Motion by Ligon and supported by Balk to adjourn at 10:36 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary