

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
September 26, 2007
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:02pm. There were 18 citizens in attendance.

ROLL CALL

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

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

APPROVAL OF AGENDA

Under New Business, item A) Discussion of Home Businesses was added.

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

APPROVAL OF MINUTES

Motion by Porath & supported by Gannon to approve the 09/12/07 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Balk mentioned a memo about available classes and new requirements for being a member of the Planning Commission & Zoning Board of Appeals. Such requirements do not exist for the Township Board members apparently.

PLANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT

Dobis reported on the 9/19/07 meeting.

LAND DIVISION REPORT None.

PUBLIC HEARINGS

A) Amendments to Chapter 19, Zoning District, Sec. 55, C-1 District and Chapter 27, Special Use Permits, Sec. 4

Many citizens voiced opposition to the passing of these amendments. Some of the concerns were too much additional traffic, lighting, noise, & dust. It was felt that such businesses brought in too many people from outside the area and that these businesses should be in an enclosed building. Others felt the current regulations should be enforced rather than changing the ordinance to conform to one individual. One citizen asked why a C-1 property on Dexter-Pinckney Rd had been changed from residential. Concerns were raised about too much lighting at St. Mary's Church; damage to property values of the surrounding neighborhood; this becoming a trend towards amusement parks ; the cleared land at the base of the dam becoming a canoe livery; whether the special land use permit goes with the applicant or the land; the maximum height for structures built on the course; clarification of the specifics of how many toilets would be provided; landscaping and buffering. Another citizen felt

Colone had helped clean up Hell & the putt putt course would be good for veterans & the handicapped. Colone gave the history on this project and answered some questions.

The members then discussed the amendments. Lester felt the miniature golf course did not belong in C-1. It is not an enclosed structure. A restaurant is permitted in C-1 but a drive-through is not. Dobis was interested in adding language to the amendment to handle some of the concerns of the citizens. Ligon felt the township needed to provide an opportunity for businesses; if it is done as a special use, there would be more control over it; the intensity was too high for A-O; this was the best place for it in the current ordinance. Members wanted to be able to control the hours of operation and the amount of lighting and noise.

Motion by Lester and supported by Porath to table these proposed amendments for further discussion. MOTION CARRIED (Balk and Dobis opposed).

CALL TO THE PUBLIC

Opened call at 9:35 pm

Linda Seger, a veterinary in Pinckney, wants to expand her practice to include a pet hotel and possibly a pet park and a petting farm. She asked the Commission where in the township such an expansion would be best suited.

John Colone, 4063 Patterson Lake Rd. stated that October is his busiest month and would request that a miniature golf use, if approved, be open after dark.

Tom Stephens, 432 Honeycreek Ct, stated that traffic can not be controlled, miniature golf, if allowed at this location, would bring more traffic to the C-1 area across from St Mary's, and that the miniature golf use belongs in C-2 not C-1.

Closed call at 9:45pm

OLD BUSINESS

A) Presentation from Elizabeth Riggs, HRWC

The Riparian Buffer Model Ordinance and the draft Riparian Map were discussed at length. Ms Riggs stated what she felt the Township/Planning Commission involvement could be at this point. The Planning Commission needs to review the Model Ordinance supplied by the HRWC, modify it if necessary for Putnam Township use and recommend it to the Board. The new Wetlands Board could help with this process. The Planning Commission needs to decide whether lakes, streams, and creeks will be included in the Riparian effort. The status of closed swamps/wetland ponds was unclear. The Township Supervisor agreed to direct all parties to make this happen. The deadline for help from HRWC is March, 2008 when their grant runs out. It was unclear whether our Planner will be involved in the effort. Dobis feels that the Planner may not be needed in this effort.

B) Continue Review of Ordinance Book Chapter 25, p. 83

Because of the lengthy public hearing, this was postponed until the next meeting on October 10.

NEW BUSINESS

A) Discussion of Home Businesses

This was added to the Go Back List and will be discussed at the next meeting.

OTHER BUSINESS None.

NEXT MEETING 10/10/07

A) Continue Discussion on Proposed Text Amendments to Chapter 19, Zoning District, Sec. 55, C-1 District and Chapter 27, Special Use Permits, Sec. 4

B) Continue Review of Ordinance Book starting at Chapter 25, p83.

CALL TO THE PUBLIC

Opened call at 10:53 pm

Closed call at 10:54 pm

ADJOURNMENT

Motion by Dobis and supported by Gannon to adjourn at 10:55 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary