

**PUTNAM TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING  
January 30, 2008  
MINUTES**

**CALL TO ORDER**

Chairperson Balk called the meeting to order at 7:08pm. There were 42 citizens in attendance.

**ROLL CALL**

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

OTHERS PRESENT: Amy Chestnut, Planner, Ingrid Weisz, Recording Secretary.

**APPROVAL OF AGENDA**

**Motion by Porath & supported by Gannon to approve the agenda. MOTION CARRIED UNANIMOUSLY**

**MEET & GREET REQUESTED BY ATWELL HICKS REPRESENTING IVAN GREEN PROPERTY**

Roger Schiefler presented the Meijer proposal. They were looking for land as close to the village as possible that had at least 15 acres. The building will be 190,000 square feet and should bring 400-500 jobs to the area. It will be a \$50 million project and should return \$360,000 in taxes to the community. Traffic, landscaping, and drainage studies will be done. It will be a green building. They will be asking for a rezoning on the 34.7 acres on which the Meijer store & gas station will be built. The rest of the 100 acres will probably be left as is or possibly sold to a home developer in the future. Meijer will use some local contractors.

Eddie Fuson asked if the Village DPW really had the capacity to handle this development. He felt it couldn't discharge what the people create.

Beth Newby asked how long the planners had to look at the information before it went to the Planning Commission.

Herbert Rossow asked how many acres were in the Ivan Green property, if 34 acres included the store, gas station, and parking, asked about flooding and ground water, and how it would affect his well & drinking water.

Pam Kekes stated that there were a lot of rumors going around and asked what would be involved in this process; when the community would have input, and when they thought it might open.

Liz Christian asked how often the emergency/rescue teams are called to Meijer stores, would Meijer reimburse for ambulance use, what effect this building would have on the organic farm across the street, and why they chose this area when there are already 3 other Meijer stores in the area.

Laurie Cowan asked why they thought it appropriate to rezone this area to commercial when the Master Plan emphasizes preserving the rural nature of the township.

Keith Tianen noted that the Planning Commission only recommends to the board & the board can make a different decision. He asked how the board's decision could be overturned. He also stated that there is a referendum that the public can initiate. If enough signatures are acquired on the referendum, it has the power to overturn the board decision.

Beth Newby asked if the Commission's agendas could be found online & in which newspaper the public hearings were published.

The first step in this process is an application to the Planning Commission for rezoning the property to commercial. Next is a public hearing, probably in March; then it goes to the county Planning

Commission, and finally the township board. If the board approves the rezoning, Meijer must next present a site plan with a special use request to the Planning Commission and then the township. They expect the whole process to take about 2-3 years before opening. Lester reiterated that the Planning Commission can only make recommendations to the Board. It is important that the public attend the public hearings and/or Planning Commission and Board meetings to voice their concerns.

**CALL TO THE PUBLIC**

Opened call at 8:05 pm

Gary Ryback stated that once an exception is made to the intent of the Master Plan, there will be no stopping further commercial development.

Closed call at 8:06 pm

**ADJOURNMENT**

**Motion by Lester and supported by Ligon to adjourn at 8:07 pm. MOTION CARRIED UNANIMOUSLY**

**Ingrid Weisz**

Recording Secretary