

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
February 13, 2008
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:07pm. There were 17 citizens in attendance.

ROLL CALL

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

OTHERS ABSENT: Steven Van Steenhuyse, Planner (due to malfunctioning telephone connection)

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

Motion by Lester & supported by Ligon to approve the agenda. MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Under the second Call to the Public, 'Keith Tannon' was changed to 'Keith Tianen'.

Motion by Lester & supported by Balk to approve the 1/23/08 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Balk received an email from Livingston Land Conservancy on the rezoning of the Green property; a pamphlet on Helping Communities Protect Water Resources workshop put on by MSU several days in March; an email from Carlisle/Wortman Associates with the latest draft of the Pinckney-Putnam Parks and Recreation Master Plan available for public review during the month of February; and correspondence from Keith Tianen on the last Planning Commission special meeting.

Members decided to continue with the meeting without Van Steenhuyse's participation due to the lack of telephone connection.

PLANNER'S REPORT None.

ZONING BOARD REPORT

Lester reported on the 2/11/08 meeting.

TOWNSHIP BOARD REPORT No meeting.

LAND DIVISION REPORT No meeting.

PUBLIC HEARINGS None.

CALL TO THE PUBLIC

Opened call at 7:30 pm

Herb Rossow, East M-36, stated there was a drill rig on the Green property.

Closed call at 7:32 pm

OLD BUSINESS

A) Home Based Businesses

Members discussed whether they wanted to have a section in the new ordinance on Home Based Businesses or if they wanted to leave it out. If it was not in the ordinance, it would make such current businesses unlawful.

Motion by Ligon and supported by Balk to not have a section on Home Based Businesses included in the new ordinance. (motion not voted on)

In the following discussion, some clarification was made. If Home Based Businesses are not in the ordinance, then existing businesses will not be allowed unless they were created before the current ordinance was adopted. In that case, they'd be grandfathered. If a Home Based Business was created after the adoption date of the ordinance, then it would not be legal.

Dobis stated that the township board sent this to the Planning Commission requesting the creation of guidelines for existing & future Home Based Businesses.

Motion by Ligon and supported by Balk to not have a section on Home Based Businesses in the new ordinance, but, instead, to include a statement that Home Based Businesses are not permitted. MOTION CARRIED (Gazdecki & Dobis opposed)

Because Putnam Township is a rural community, members felt there were reasons some businesses should be allowed and some should not. If allowed, perhaps, they needed to be reviewed on an individual basis depending on the type of business, where it was located, & its affect on neighbors. Possibly they could be a special land use with guiding principles set by the Planning Commission. Setting up these guidelines and trying to be fair to all has become a very complicated and daunting task.

Motion by Lester and supported by Balk for Dobis to request that the board give more specific direction to the Commission on how to address Home Based Businesses. MOTION CARRIED UNANIMOUSLY

NEW BUSINESS None

OTHER BUSINESS None

NEXT MEETING 2/27/08

A) Home Based Businesses

CALL TO THE PUBLIC

Opened call at 8:18 pm

Mike Malloney asked why the Board wants to regulate Home Based Businesses; he felt the citizens there did not want it regulated.

Members stated that this request came from the Board and citizens needed to go to the Board meetings & make these inquiries. The Planning Commission has spent a great deal of time on this topic and has ended up mired in details. Putnam Township is a residential community and many want to keep it that way. Dobis stated that this topic came before the Board because of citizen complaints about noise, dust, traffic, and storage nuisances affecting residents' quality of life.

Steve Mueller stated the complaints sounded like issues applicable to a blight ordinance.

Dale Collingham asked if there was a description of Home Based Businesses and if a dump truck parked in a barn would be an issue.

Closed call at 8:30 pm

ADJOURNMENT

Motion by Lester and supported by Ligon to adjourn at 8:30 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary