

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
March 12, 2008
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:03pm. There were 26 citizens in attendance.

ROLL CALL

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

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

APPROVAL OF AGENDA

Dobis added A) Update on Zoning Ordinance and B) Update on Home Based Businesses to New Business

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

APPROVAL OF MINUTES

After the first motion on p.2 the text '(motion not voted on)' was added and at the bottom of that page 'plight' was changed to 'blight'.

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

CORRESPONDENCE

Balk received a Semcog publication, SEMScope, and a small newspaper called Phoenix Rising from the Lansing Economic Development Group. Lester received notification that Fishbeck, Thompson, Carr, & Huber, Inc. is expanding their ecological consulting services as well as information from the Huron Watershed Council.

Balk announced that Meijer has withdrawn its applications.

PLANNER'S REPORT

Van Steenhuyse informed the members of some changes to the law. He will send a summary & the implications to the Planning Commission.

ZONING BOARD REPORT

Lester reported on the 3/10/08 meeting.

TOWNSHIP BOARD REPORT

Dobis reported on the 2/20/08 meeting

LAND DIVISION REPORT No meeting.

PUBLIC HEARINGS

1) Request for rezoning AO to R1AAA.

Location: 6850 Farley Rd.

Owner: Jan Schmidt

Tax ID: 4714-01-400-017

Applicant: Keith & Jennifer Chambers

Ms. Chambers presented her requests for rezoning and a special land use.

There was an error in the original publication for this hearing that was corrected and the planner assured the members that it was still legal even though the correction was published less than 15 days from this hearing. The planner recommended denial of this rezoning.

Members discussed this application. Since the owner was not there, they wanted to know if she knew that rezoning to a residential district was more restrictive than the current AO designation. Ms. Chambers said she was aware of the process and has a copy of the purchase contract. Members wanted to see a written document from the current owner stating she was aware of and agreed with this process. More discussion ensued.

Opened Call to the Public at 7:55pm

Bruce Donovan, 7164 Farley Rd, said it was mostly R1AAA in the area, asked about the Hendee property, and said all features of the surrounding lots are similar.

James Olsen, 6374 Farley Rd., said a gravel road is not suitable for a school but there is a school there anyway.

Closed Call to the Public at 8:00pm

Motion by Balk and supported by Gannon to recommend this rezoning to the board. MOTION CARRIED (Porath opposed; Ligon abstained)

2) Request for a Special Land Use for a Child Day Care Center.

Location: 6850 Farley Rd.

Owner: Jan Schmidt

Tax ID: 4714-01-400-017

Applicant: Keith & Jennifer Chambers

Ms. Chambers is currently licensed to provide day care to up to 12 children. She is providing this service in her home presently. She is not in compliance with the current ordinance because she says she did not know she needed a special land use permit from the township for this business. If this is approved, she could possibly have two day care sites – the new one as well as the current one in her home. She is discussing the possibility of relatives living in the new house. Van Steenhuyse went over his report. The planner had concerns about the lack of detail to the site plan & that it was not drawn to scale. There were also concerns about noise, traffic, wear & tear on the gravel road, parking, and site development details. Some members were concerned that this use could be for over 40 children in a residential area. Members wanted more complete & accurate data and the applicant to come into compliance with her current business before moving forward on this request. They suggested she obtain a copy of the survey from the owner and referred her to the Zoning Administrator for further direction.

CALL TO THE PUBLIC

Opened call at 8:50 pm

Kerry Olds, Appaloosa Trail, has a child there currently and feels they provide high quality care and intend to preserve the rural area.

Bruce Donovan, 7164 Farley Rd, feels there is a place for this facility in the ordinance, it is a good use of the area because there are 10 acres and trees, prefers a rural setting for daycare for his children, and that there is a need for child day care in R1 areas.

Burt Kingston, 6821 Farley Rd, resides across the street from the applicants, has no problem with their business operation, and can barely see the house.

Closed call at 9:00 pm

Motion by Dobis and supported by Balk to table this request for a special land use permit in order to receive further information to satisfy the planner's concerns. MOTION CARRIED UNANIMOUSLY

Dobis stated that he wants the Zoning Administrator to help Ms Chambers get her original day care into compliance before the Commission considers her new application.

OLD BUSINESS None

NEW BUSINESS

A) Update on Zoning Ordinance status

Dobis reported on changes made to the ordinance by the township board. There will be a special meeting to continue this review on 3/27/08. The supervisor would like this completed by 4/16/08.

B) Update on Home Based Businesses.

Dobis reported that this will be revisited after the 4/16/08 meeting when the board wants to meet with the planner and the Planning Commission in order to address this topic.

OTHER BUSINESS

There was some concern that the township board was not taking note of the motions made by the Planning Commission.

NEXT MEETING 4/9/08

A) Review of January 30, 2008 minutes

CALL TO THE PUBLIC

Opened call at 9:37 pm

Closed call at 9:37 pm

ADJOURNMENT

Motion by Lester and supported by Balk to adjourn at 9:38 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary