

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
January 14, 2009
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:02.p.m. There were 3 citizens in attendance.

ROLL CALL

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

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

Under Old Business, Item B) Ordinance Corrections discovered in Last 6 Months and C) Reconsider Home Based Business Language were added. Under Future Meetings, 2/11/09 was changed from 'TBD' to 'Temporary Use Permits Discussion'; Discussion of Ordinance Issues list was added to the 01/28/09 and 02/11/09 agendas.

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

ELECTION OF OFFICERS

A) Chairman

Motion by Dobis & supported by Ligon to nominate Gannon for Chairman. MOTION CARRIED UNANIMOUSLY

B) Vice Chairman

Motion by Balk & supported by Ligon to nominate Porath for Vice Chairman. MOTION CARRIED UNANIMOUSLY

C) Secretary

Motion by Balk & supported by Dobis to nominate Ligon for Secretary. MOTION CARRIED UNANIMOUSLY

D) Representative to ZBA

Motion by Gannon & supported by Ligon to nominate Balk for ZBA Representative. MOTION CARRIED (Press opposed)

APPROVAL OF MINUTES

Under Approval of Minutes, 'agenda' was changed to 'minutes'. Under Old Business, '74' setback' was changed to '75' setback' and the date in the last line was changed from 1/29 to 1/28. Under New Business, 'Sally' was changed to 'Guyon'.

Motion by Dobis & supported by Gazdecki to approve the revised 12/10/08 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

A) Special Use Permit process

Dobis went over the handout of information & checklist for Special Use Permits. He pointed out the addition of #9 to the process.

B) 2009 Meeting Schedule with publication dates and deadlines was reviewed by the Planning Commission.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on the 12/17/08 meeting.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARINGS None.

CALL TO THE PUBLIC

Opened Call to the Public at 7:30pm

Closed Call to the Public at 7:31pm

OLD BUSINESS

1. Discussion on Increasing Detached Accessory Structure Size Limits

Press reported that of 43 permits pulled in the last 3 years, there were 5 variance requests all of which were approved with modifications. Members discussed this issue. Some members felt the ZBA should follow its standards more strictly with respect to evaluating variance requests, and that the Zoning Administrator needed to remind the applicants that if they do not meet the specified standards, they would most likely be denied a variance.

Motion by Dobis & supported by Porath to leave the current accessory structure requirements as is. MOTION CARRIED (Press & Dobis opposed)

Motion by Gannon & supported by Balk to increase the accessory structure size limit from 1000' to 1200' for lots of one acre or more. MOTION CARRIED (Porath & Gazdecki opposed)

B) Ordinance corrections discovered in the last 6 months

The following list was compiled:

1. amend the Special Use section to add #9 of the Information Sheet discussed above in item A) of Correspondence
2. increase size limit from 1,000 sq. ft. to 1,200 sq. ft. for detached accessory structures
3. from the Zoning Administrator's Report, items 1, 3-5, 7, and 9-11.

This list will be sent to Van Steenhuyse for review.

C) Reconsider HBB language

#7 'auto, truck, & heavy equipment' was changed to 'motorized vehicles, watercraft, and heavy equipment'. Members would like to review the revised document from Van Steenhuyse at the next meeting.

NEW BUSINESS

A) Open discussion of on-site security living arrangement in commercial zoning.

Members discussed a temporary use permit. In the old Ordinance, on-site security was limited to industrial zoning. Some members thought the size unreasonably large in a commercially zoned area and recommended review of on-site security living arrangement provisions.

OTHER BUSINESS None

FUTURE MEETINGS

1/28/09

- A) Public Hearing on Home Based Businesses
- B) Discussion on Ordinance Issues list

2/11/09

- A) Temporary Use Permits Discussion
- B) Discussion on Ordinance Issues list

CALL TO THE PUBLIC

Opened call at 8:53 pm

Closed call at 8:54 pm

ADJOURNMENT

Motion by Dobis and supported by Balk to adjourn at 8:54 pm. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**