**PUTNAM TOWNSHIP**
**PLANNING COMMISSION MEETING**
**January 27, 2010**
**MINUTES**

**CALL TO ORDER**
Chairperson Gannon called the meeting to order at 7:02 p.m. There were 4 citizens in attendance.

**ROLL CALL**
MEMBERS PRESENT: Porath, Gannon, Balk, Beemer, Press, Dobis, Ligon.
OTHERS PRESENT: Rob Nesbitt, LSL Senior Planner, Ingrid Weisz, Recording Secretary.

**CALL TO THE PUBLIC**
Opened 7:03 p.m.
No comments.
Closed 7:03 p.m.

**APPROVAL OF AGENDA**
The first Public Hearing was removed due to a misprint in its publication.
**Motion by Porath & supported by Press to approve the revised agenda. MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES**
Some changes were made to the 1/13/10 minutes.
**Motion by Dobis & supported by Balk to approve the revised 1/13/10 minutes. MOTION CARRIED UNANIMOUSLY**

**CORRESPONDENCE** None

**PLANNER'S REPORT** None.

**ZONING BOARD REPORT**
Gannon reported on the 1/25/10 ZBA business meeting.

**TOWNSHIP BOARD REPORT**
Dobis reported on the 1/20/10 meeting

**LAND DIVISION REPORT** None.

**ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST**
Members reviewed this list.

**PUBLIC HEARING**
A. Rezoning M36/Cedar Lake area per LSL, option 1 dated 11/18/09
This was tabled until the second meeting in February due to a misprint in its publication announcement.

B. Nonconforming Lots Table 19-4 & Lot width relief for narrow lots
**Motion by Balk & supported by Porath to open the Public Hearing at 7:18p.m. MOTION CARRIED UNANIMOUSLY**

Nesbitt read his memo on this topic. Members felt this memo presented the information & rationale for the Commissioners' decisions very clearly & effectively. The graphic included in the memo was very helpful and they wanted to continue to receive such information and then to pass it on to the Township Board to assist in clarifying their choices to the Board members.
Tom Benedetti, 2948 Patterson Lake, did not know the planner, felt that resizing lots was a disadvantage to small 1 acre parcels, thought that increasing setbacks took away from 'usable' property, and asked about setbacks for 3 acre properties in A-O and RS-2 as well as 1 acre properties in A-O.
Members answered his questions & discussed the table in Nesbitt's report.
**Motion by Porath & supported by Ligon to close the Public Hearing at 7:43p.m. MOTION CARRIED UNANIMOUSLY**

**Motion by Press & supported by Beemer to recommend approval of the text amendment to Chapter 19, General Provisions, Section 25, Nonconforming Lots, Uses or Structures, Subsection B, Nonconforming Lots of Record, subparagraph 2 to the County Planners and Township Board and to include Nesbitt's 12/16/09 memo and graphic. MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS**

A) On Site Housing in M1, C1, C2, and RBR Zoning Districts
Nesbitt went over his 12/15/09 memo. Members asked him to revise the language to include on site housing as a permitted single accessory dwelling in the RBR district. Benedetti did not understand the problem with having an owner occupied residence in a business. Members & the planner explained that there were enforcement issues, it would create a mixed use district, & problems could arise if the business was sold & the new owner wished to lease the dwelling.

B. WECS Ordinance email questions from citizen Benedetti
Members and the planner discussed the answers to Benedetti's questions for more than an hour with ample input from Benedetti. WECS will now go through a plot plan review showing all requirements rather than a full site plan review. ANSI standards are certified by the manufacturer of the windmill and units purchased by reputable manufacturers have this certification.
There was discussion about guy wires and fall zone dimensions. The fall zone distance allowed (distance from the WEC to the property line) was to be changed to 125% of the total tower height (to the top of the blade) in keeping with the state recommendation. Guy wires were to be at least 5 feet from the property line on the sides and not allowed within the front yard or the required rear setbacks. The height limit for a roof-mounted WECS was changed from the maximum height for principal buildings in the district plus 15 feet to plus 25 feet. It was clarified that a performance bond or letter of credit would be for the estimated cost from an engineer to remove the facility.
Benedetti wanted to test different blades in order to design his own windmill, possibly to sell. This seemed to be bordering on a commercial use which is not the intent of this ordinance and made the commissioners hesitant. There was concern that the unit as a whole might not be fully certified. Obtaining a legal opinion before issuing permits for this endeavor was suggested to be sure the proposed project, which Beneditti himself characterized as a "research" project, 1) falls within the scope of our ordinance and 2) is capable of compliance with all ordinance requirements. This would demonstrate that it meets all engineering certification standards, including the certification standard for installation. Nesbitt will make the revisions.

**NEW BUSINESS**
A) Ordinance question; auxiliary housing for dependents not in current ordinance
This was postponed until the next meeting due to the lateness of the hour.

**FUTURE MEETINGS**
2/10/10
A) Amendment to Ch.31,Sec. 2D Parking & Storage of Commercial Vehicles
B) Discussion on procedures for recommendations from Planning Commission to Township Board.
C) Ordinance question; auxiliary housing for dependents not in current ordinance

2/24/10
A) Public Hearing on Rezoning M36/Cedar Lake Rd area per LSL option 1 dated 11/18/09

**CALL TO THE PUBLIC**
Opened at 9:20 p.m.
No comments.
Closed at 9:20 p.m.

**ADJOURNMENT**
**Motion by Ligon and supported by Balk to adjourn at 9:21 p.m. MOTION CARRIED UNANIMOUSLY**

**Ingrid Weisz**
**Recording Secretary**