

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
January 28, 2009
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:03 p.m. There were 13 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Press.

OTHERS PRESENT: Steven Van Steenhuyse, Planner, Tom Lewis, Zoning Administrator, Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

There was a question about the content of a portion of the old ordinance referenced in the 1/14/09 minutes. Van Steenhuyse will check into it.

Motion by Ligon & supported by Balk to table the 1/14/09 minutes until the next meeting. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

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

B) LSL Brochure on Nonconforming Structures

This sample brochure was reviewed by the Planning Commission. Members agreed that it would support LSL developing a similar brochure on this topic as well as ones on Home-Based Businesses and Accessory Structures. A fee of \$1000 - \$1400 was estimated.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on the 1/21/09 meeting.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARINGS

A) Home-Based Business Amendment to the Putnam Township Zoning Ordinance

1) LSL Memo

2) HBB Zoning Ordinance Proposed Language

Van Steenhuyse went over the definitions of the various types of Home Based businesses and the history of this topic involving the Planning Commission and the Township Board over the last year. In

the previous and current ordinance as presently written, Home-Based Businesses are prohibited unless they were established before the first ordinance in the 1970's.

Opened Call to the Public at 7:24 p.m.

Liz Christian, 11721 Weiman, asked about the definition of Home Occupation.

Mike Maloney, 4880 West M-36, asked if there were continued complaints about Home-Based Businesses, felt the complaint should be in writing and signed, and that the citizens present at Planning Commission meetings always seem to support Home-Based Businesses.

Renee Anderson-Field, 11067 Kennedy, lives in the lakes district & applauds the work the Planning Commission has done on tackling this issue. She is concerned about large equipment parked on a small lot that is not owned by the owner of the equipment; that it will lower property values; it looks 'junky' and is unfair to surrounding residents. There is also construction equipment parked in the street, which causes traffic flow problems and is unsightly.

Jerry Lester, 9371 N. Peaceful Valley, asked for the clarification of some of the initials in the charts and asked about the process of getting a Special Land Use permit.

Tony Bennett, 1968 Rolling Meadows, asked who determines the fees for a Special Land Use permit & what they cover.

Jerry Lester, 9371 N. Peaceful Valley, stated that the Planning Commission recommends policy for the Township Board and wanted to know how the Board would handle the Special Land Use fee.

Bob Hood, 7153 Cedar Lake Rd., felt the property owner had a right to know who complains in order to communicate and cooperate with the person with the complaint.

Richard Bennett, 1070 W. M-36, said, as a former Supervisor, he spoke in person with the owners of businesses with complaints and 90% of them agreed to take care of the complaint; he felt Mr. Rau should get involved.

Pam McConeghy, 3556 Pine View Trail, representing the local Chamber of Commerce, wants Home-Based Businesses supported because they are the fastest growing small businesses.

Dan Glover, 4350 Burgess, thought there were no provisions for properties between 1 and 3 acres and the newer businesses should be given a fairer shake.

Gerry Gregory, 1170 Weiman, asked which Home-Based Businesses will be affected.

Richard Bennett, 1070 W. M-36, felt the State was pushing communities to develop Home-Based Businesses.

Mike Maloney, 4880 West M-36, felt complaints should be in writing.

Liz Christian, 11721 Weiman, said the minimum lot area needed clarification and the State had regulations for zoning.

Tony Bennett, 1968 Rolling Meadows, asked if this was just in the lake districts or the whole township and if any member of the Planning Commission or the Township Board had a Home-Based Business.

Closed Call to the Public at 8:05 p.m.

Members responded to citizens. In the past few years, there have been both verbal & written complaints as well as some video complaints. Parking of heavy equipment in residential areas seems to be a problem reported by neighbors as well.

Instead of having nothing in the ordinance, which would preclude all Home-Based Businesses, the Township wants to find something reasonable & workable for all. This section of the ordinance will affect all Home-Based Businesses since, currently, they are not included in permitted land uses under the ordinance. Since Putnam Township is mostly residential, the residents need reasonable Home-

Based Business regulations to protect resale values of individual residences and the rural qualities of the neighborhood.

The fees & exact requirements for a Special Land Use permit for Home-Based Businesses ('HBB') have not yet been determined. The Planning Commission is not responsible for setting fees. That is the domain of the Township Board and will be in line with fees for HBB in surrounding areas. It is a user fee so that the taxpayer does not pay it. If a Special Land Use is granted, the use will be legal regardless of complaints as long as it follows the requirements set forth in the ordinance.

If there is a complaint, it is investigated. If it is determined to be a violation, it will be pursued. There was some confusion from citizens with the acreage shown in Table 22-1. It was clarified that they are *minimum* lot areas; it is permissible to have more acreage.

There are no Planning Commission members with Home-Based Businesses but there are members of the Township Board with Home-Based Businesses. The Planning Commission makes recommendations only; the Board has the final say.

Members made some revisions to the HBB Zoning Ordinance proposed language. They discussed land use vs activity, parking problems, hobby vs business. Members are committed to drafting reasonable regulations for Home-Based Businesses. They will continue to discuss citizens' concerns at the next meeting.

Motion by Balk & supported by Ligon to table recommendation of this amendment to enable further discussion. MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

Opened Call to the Public at 8:46 p.m.

Renee Anderson-Field, 11067 Kennedy, was concerned about parking commercial equipment on residential streets and wants some kind of off street parking guidelines.

Closed Call to the Public at 8:52 p.m.

OLD BUSINESS

1. Discussion on Ordinance Issues List

Members started to go through the LSL memo. They felt strongly that a property, for which a Special Land Use permit has been requested, needs an inspection by the Zoning Administrator before the Special Land Use permit is granted. There was much discussion about size limitations for attached garages. Discussion will continue on these issues, starting again with garage size limitations, at the next meeting.

Motion by Ligon & supported by Porath to table this discussion until the next meeting. MOTION CARRIED (Dobis opposed)

NEW BUSINESS None

OTHER BUSINESS None

NEXT MEETING 2/11/09 (with Van Steenhuyse on phone & Lewis in person)

- A) 1/14/09 minutes
- B) Home-Based Businesses Discussion
- C) Discussion on Ordinance Issues List
- D) Temporary Use Permits Discussion

CALL TO THE PUBLIC

Opened call at 9:45 p.m.

Closed call at 9:46 p.m.

ADJOURNMENT

Motion by Balk and supported by Ligon to adjourn at 9:46 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary