

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
November 11, 2009
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, Press, Dobis, Beemer, Ligon.

OTHERS PRESENT: Steven VanSteenhuysen, Planner, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:02 p.m.

David Marshall, 11054 Darwood, owns a 3.4 acre parcel of property south of M-36 that is zoned 10 acre with 1 and 2 acre parcels around it; he wondered if it could be changed to 1 acre zoning.

Closed 7:08 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Members made a change to the 10/28/09 minutes

Motion by Porath & supported by Ligon to approve the 10/28/09 minutes as revised. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Members received the County Planning Connection Newsletter. Porath received a brochure from MSU about a class on Small Scale Renewable Energy Systems.

PLANNER'S REPORT

VanSteenhuysen informed the Commission that, after talks with the Supervisor, it was determined that it was preferable to have the planner present at one meeting a month. The fee to the township will be based on travel from Royal Oak.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT None.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members reviewed this list.

PUBLIC HEARING None

OLD BUSINESS

A) Final Review of Planning Commission Bylaws

Members completed their review of the Bylaws.

Motion by Porath & supported by Dobis to approve the Planning Commission Bylaws as revised. MOTION CARRIED (Balk against)

NEW BUSINESS

A) 10/21/09 Township Board draft minutes (New Business #5 & #6)

1) Z-40-09 review map amendment section 21 St. Brendon / St. Marie

The County Planning Commission has recommended that the Township consider rezoning these lots to RS-4 in order to bring more of the smaller lots into conformance with the lot size requirements. The Commissioners, after more discussion, continued to support their original recommendation, which was arrived at after long discussion previous to its original recommendation. Chairman Gannon, with assistance from VanSteenhuysen, will send a letter to the board stating the specific reasons it concluded that the original recommendation would better serve the affected landowners.

Motion by Ligon and supported by Balk stating that the Commission has considered the Board's request & thoroughly reviewed the County Planning Commission's memo; has asked VanSteenhuysen to assist in composing a letter, for the Chairman to sign, to the Board enumerating the errors in the County Planning review & explaining why the township Planning Commission believes the originally proposed rezoning to be better for the property owners than any of the 3 new proposed options; and to reiterate the Planning Commission's support for the original proposed rezoning. MOTION CARRIED UNANIMOUSLY

The members discussed Marshall's question raised in the first Call to the Public. VanSteenhuysen will check the Master Plan for consistencies and put some maps together with various options.

2) Z-50-09 review text amendment table 19-4 Nonconforming Lots and 3) Discuss possible text amendment, lot width relief for narrow lots

Members discussed these. Dobis wanted setbacks based on lot size rather than zoning district. Van Steenhuysen prefers the original 3 acres, as do the members. If non conforming properties can meet the setbacks, then the building envelope size needs to be considered. Van Steenhuysen will write up some new text. Members felt that when they send an amendment to the Board, VanSteenhuysen needs to be at the Board meeting to explain the amendment & reasoning behind the Commission's recommendations.

FUTURE MEETINGS

11/25/09

1) Z-40-09 review map amendment section 21 St. Brendon / St. Marie

12/09/09

1) Z-50-09 review text amendment table 19-4 Nonconforming Lots

2) Discuss possible text amendment, lot width relief for narrow lots

CALL TO THE PUBLIC

Opened at 9:46 p.m.

No comments.

Closed at 9:47 p.m.

ADJOURNMENT

Motion by Balk and supported by Ligon to adjourn at 9:47 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz
Recording Secretary