

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
November 26, 2008
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:01pm. There were 3 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Ligon.

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

Balk added an item to Next Meeting: C) Turn in Responses to Unadilla Master Plan.

Motion by Press & supported by Gazdecki to approve the revised agenda. MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Motion by Porath & supported by Balk to approve the 10/22/08 agenda. MOTION CARRIED UNANIMOUSLY (Press abstained)

Motion by Balk & supported by Gannon to approve the 11/12/08 agenda. MOTION CARRIED UNANIMOUSLY (Dobis, Porath, & Press abstained)

CORRESPONDENCE

Balk asked members to review & return their comments on the Unadilla Master Plan to him at the next meeting, 12/10/08.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on the last regular meeting & a special closed session on Monday.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARINGS None

CALL TO THE PUBLIC

Opened Call to the Public at 7:08pm

Closed Call to the Public at 7:09pm

OLD BUSINESS

1. Continued Home Based Business discussion:

- a) LSL memo dated 11/10/08
- b) LSL HBB text marked up
- c) LSL HBB final text

Balk went over LSL's memo. Van Steenhuyse does not recommend a separate chapter in the Ordinance for Home Based Businesses. He feels it would involve a great deal of time & money to draft new language, renumber chapters, & redo all the cross references. Balk suggested a succinct paragraph similar to Van Steenhuyse's fourth paragraph in his memo beginning 'Generally, users will first...' to be added to the Table of Contents. It would enable the user to determine how to use the Ordinance & to find information on Home Based Businesses. Balk will ask Van Steenhuyse about this option.

Members then went through the LSL memo with changes indicated. Vehicle repair was eliminated from allowable Intensive HBB businesses. Members wanted Table 22-1 to reflect that for Low Intensity HBBs, accessory structures were to be allowed in districts RR, RS-1, & RS-2 only. They are not allowed in districts RS-3, RS-4, LR-1, and LR-2. And Low Intensity HBBs are not permitted in LR-1 and LR-2.

LSL will be consulted about C. 1) and 2) under Structure Requirements. There was concern about whether these should be kept in the text & if so, who would enforce them & how. LSL will also be asked about the size specification & the wording of D. Performance Standards item 3). Members wanted to tie together the storage area & accessory structure area for item 5) under D. Performance Standards as well.

2. Livingston County Dept of Planning Memo

Balk explained LSL's memo in response to the County's memo to members.

3. Discussion on Increasing Detached Accessory Structure Size Limits

- a) due to history of variance requests
- b) Home Based Business requirements

Press would like these limits increased because the ZBA has had more requests recently for larger structures & he feels that if the Planning Commission allows Home Based Businesses, the owners will need more room to store their things. Balk felt the Planning Commission had spent a great deal of time & thought on determining these limits & that they were fair. There would always be people who wanted more & that the Commission should hold to their decisions. This item was tabled until the full commission is present.

NEW BUSINESS None

OTHER BUSINESS None

NEXT MEETING 12/10/08

- A) Home Based Business per 11/26/08 Minutes
- B) Public Hearing for Putnam Township Master Plan Amendment
- C) Turn In Responses to Unadilla Master Plan

CALL TO THE PUBLIC

Opened call at 9:16 pm

John Colone was present as a Chamber member to hear the discussion on Home Based Businesses. He agreed with some of the discussion & not with other aspects of it.

Closed call at 9:20 pm

ADJOURNMENT

Motion by Gannon and supported by Balk to adjourn at 9:20 pm. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**