

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
December 9, 2009
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:00 p.m. There were 3 citizens in attendance.

ROLL CALL

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

OTHERS PRESENT: Rob Nesbitt, Senior Planner, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:02 p.m.

Rebecca Foster, 702 Starfield, is the president for the Village of Pinckney and came to the Planning Commission for some clarification on the zoning status of the laundromat property. The Planning Commission had tabled this rezoning for further investigation. In August, Supervisor Rau said he would talk to the Yousts about any intentions for splitting the property, but he has not yet done so. Hence, the issue is currently on hold.

Closed 7:15 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The commissioners made some minor changes to the 11/25/09 minutes

Motion by Porath & supported by Balk to approve the 11/25/09 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Gannon received the Livingston County Land Conservancy newsletter. Ligon suggested the members consider being part of their pilot study to assess endangered species in the area. She felt it would benefit the township to have this data to back up zoning issues.

Porath received the winter 2009 Huron River report.

PLANNER'S REPORT None.

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) P.C. letter to township Board concerning Z-40-09 Map Amendment; Sec. 21, St. Brendon/St. Marie Dobis requested a memo from LSL to be attached to the letter in support of the Planning Commission's recommendations. When the county planner responds to a recommendation from the Planning Commission that is based on erroneous assumptions, the Commission would like the opportunity to reply with corrections. If the county planner makes an adverse review, the review should be sent to the members as well as to LSL before it goes to the Board for a decision.

Motion by Balk & supported by Porath to follow LSL's recommendations to retain the original recommendation to rezone the area between Cedar Lake Rd and Putnam Meadows, north of M-36 & south of the power line easement from RR to RS-3 and to remove the highlighted areas of the letter sending the revised letter to the township Board along with a memo from the planner supporting the Commission's position. MOTION CARRIED UNANIMOUSLY

B) Z-50-09 Nonconforming Lots Table 19-4 and Lot Width Relief for Narrow Lots
Nesbitt will compose a memo to the Board explaining why this is not concerning large lots. If a lot is not buildable, the property owner needs to go to the Zoning Board for a variance. Only the sideyards are relevant here and this table insures the proper building envelope for properties less than or equal to one acre. The small nonconforming lots are of concern here; not the large lots. The Commissioners were puzzled as to why a concern is returned to the Planning Commission without a motion or some kind of official request.

Motion by Balk & supported by Gannon to set a public hearing for 1/27/10 for the Z-50-09 Nonconforming Lots Table 19-4 & Lot Width Relief for Narrow Lots. MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

A) Gravel overflow parking areas

LSL believes the current ordinance is appropriate as written. The members agreed. Nesbitt will send a memo to the Zoning Administrator.

B) Recycle Bins in the township

There was general agreement that there is no problem with placing recycle bins on the Township's property. This seemed to be an issue primarily for LSL input. Members felt the current ordinance should be left as is. Nesbitt will report back to Lewis.

C) Planning Commission attendance policy

Members were concerned with Beemer's attendance; that it showed a lack of respect and was unfair to the other members. When Beemer was originally asked to join the Commission, he responded that he did not know how much time he'd be able to dedicate and was told, at the time, to dedicate as much time as he could. He did not think he was doing the Planning Commission any favors with his current busy schedule and could not guarantee that his attendance would get any better. He has agreed to step down as soon as another member can be appointed. Open discussion was all that was necessary.

FUTURE MEETINGS

12/23/09

A) 425 rezoning of laundromat property

B) On site Housing in M1, C1, C2, and RBR Zoning Districts

1/27/10

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

B) Public Hearing on Z-50-09 Nonconforming Lots Table 19-4 & Lot Width Relief for Narrow Lots

C) Evaluation of LSL Planner

CALL TO THE PUBLIC

Opened at 9:01 p.m.

No comments.

Closed at 9:02 p.m.

ADJOURNMENT

Motion by Ligon and supported by Balk to adjourn at 9:02 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary