

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
December 10, 2008
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:03.p.m. There were 6 citizens in attendance.

ROLL CALL

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

OTHERS PRESENT: Steven Van Steenhuyse, Planner (via teleconferencing), Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

Item A) under New Business was deleted.

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

APPROVAL OF MINUTES

Motion by Press & supported by Balk to approve the 11/26/08 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Balk asked members to turn in their comments on the Unadilla Master Plan to the Zoning Administrator.

Balk called members' attention to Diane Solecki's letter in support of Putnam as a rural community.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on a special closed session on 12/8/08.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARINGS

A) 2008 Master Plan Update (Future Land Use Map & Text)

Van Steenhuyse went over the changes to the Future Land Use Map. LSL does not believe the Local Business designation on the east side of Dexter-Pinckney Road will lead to degradation of the Honey Creek watershed, if proper requirements are followed.

Motion by Gannon and supported by Balk to approve the 2008 Master Plan Update. MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

Opened Call to the Public at 7:20pm

Jeff Beemer, owner of Ed Bock Feeds, wanted to convert part of one of his warehouses to a residence. The Zoning Administrator referred him to the Planning Commission for advice. His

business is in a C-2 district & residences are not allowed in that district unless they exist to house a security guard or maintenance employee. He has had several breakins. He was referred back to Mr. Lewis to determine if he could meet the required standards for this land use.

Closed Call to the Public at 7:48pm

OLD BUSINESS

1. Continued Home Based Business discussion:

- a) LSL memo dated 12/2/08
- b) LSL HBB final text dated 12/2/08

Van Steenhuyse went over his memo. Some additional cross references will be added to the text. Van Steenhuyse suggested that LSL create a series of brochures on common zoning issues to summarize difficult concepts and provide answers to frequently asked questions. One of these could describe Home Based Businesses & Home Occupations. He will get some estimates of costs of preparing these brochures.

The proposed 75' setback will be retained. The proposed percentages of building allowed for HBB were also retained. The concern about truck deliveries was eliminated since HBBs are not allowed in RS-4, LR-1, or LR-2. Auto, truck, & heavy equipment repair are not allowed as Home Based Businesses. A few changes were made to the text.

Motion by Ligon and supported by Press to approve amended text language. MOTION CARRIED UNANIMOUSLY

A public hearing on the Home Based Business text will be scheduled for 1/28/09.

2. Discussion on Increasing Detached Accessory Structure Size Limits

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

Press reiterated his opinion that these limits be 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. He would like the limits based on a percentage.

Others felt the ordinance should not be based on how many people apply for variances. The ZBA is there for relief when there is a hardship not created by the applicant. If hardships are self created, variances should be denied. The Zoning Administrator should also inform the applicant from the start that if they do not meet the standards, they will most likely be turned down. Press will determine how many actual accessory structure permits were requested & how many required variances.

NEW BUSINESS

A) 2009 Meeting Schedule

Members received this schedule, but it needs publication dates & deadlines. Guyon will be consulted for these.

OTHER BUSINESS None

NEXT MEETING 1/14/09

A) Accessory Structure Size Limits

CALL TO THE PUBLIC

Opened call at 9:07 pm

Dale Collingham, Meadow Lane, asked why Home Based Businesses are not allowed on private roads.

Members responded that this needs to be determined or approved by all of the owners of the road since they are responsible for its maintenance.

Closed call at 9:12 pm

ADJOURNMENT

Motion by Ligon and supported by Balk to adjourn at 9:13 pm. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**