

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
February 24, 2010
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:06 p.m. There were 4 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Press

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

CALL TO THE PUBLIC

Opened 7:07 p.m.

Don Speer, 11518 Dexter-Pinckney Rd, wanted members coming late to meetings noted in the minutes; he also handed out his Home Business Ordinance Proposal of 12 items for the members to consider.

Closed 7:09 p.m.

APPROVAL OF AGENDA

Item C. Future Land Use Discussion under Old Business was removed from the agenda. It was replaced with C. Home Based Business Ordinance Discussion.

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

APPROVAL OF MINUTES

There was some confusion about the minutes due to Lewis receiving & distributing an 'unofficial' version. The Recording Secretary clarified the distribution procedure to those involved in reviewing the minutes before distribution.

Motion by Dobis & supported by Gannon to approve the official 2/10/10 minutes. MOTION CARRIED (Porath opposed)

CORRESPONDENCE

Balk received an email about a meeting to be presented by the Michigan Wetlands Administration. Gannon received a memo from the Livingston County Planning Department regarding their approval of the text amendment, Z-13-10, to Chapter 19, Section 25, Nonconforming Lots, Uses, or Structures. Ligon received an email from MSU announcing their annual meeting on Land Use Planning Policy. Balk handed out the draft form of his Rationalization Report & asked the members to review it & make revisions.

PLANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT

Dobis reported on the 2/17/10 meeting.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members reviewed this list. There will be no date on the Master Plan review items until there are at least four or five of them.

PUBLIC HEARING

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

Motion to open Public Hearing by Porath & supported by Balk at 7:27pm. MOTION CARRIED UNANIMOUSLY

Nesbitt gave a history of this rezoning which is mostly consistent with the Master Plan. RS-3 zoning with Option 1 is more appropriate than the current RR zoning. It is more consistent with the zoning on the adjacent properties and will benefit the property owners by its greater setback flexibility for properties that are substantially less than the one-acre minimum lot size required by the RS-3 zoning.

Motion to close Public Hearing by Porath & supported by Ligon at 7:37pm. MOTION CARRIED UNANIMOUSLY

Motion by Balk & supported by Ligon to recommend approval to rezone several properties in the area near the West M-36 – Cedar Lake Road intersection from RR to RS-3 using LSL Option 1, which includes the 2.57 acre parcel, so that most lots will conform to the zoning district requirements. MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

A) On-Site Housing in M1, C1, C2 & RBR Zoning Districts

Nesbitt went over his 2/17/10 memo and proposed text amendments. Members wanted this amendment extended to private as well as public campgrounds. The square footage limitation for the dwelling unit was deleted. There was much discussion on whether to allow one or more dwelling units. Larger properties would be more likely to have multiple uses and possibly need more than one dwelling unit. The Planner suggested allowing one unit with additional units to be reviewed by the Planning Commission and with the burden on the applicant to justify its need based on the programs or activities involved. Nesbitt will rewrite the text and members will review it.

B) St Brendon/St Marie area rezoning (Z-40-09)

Members made revisions to the letter in order to clarify that 1 acre zoning would benefit the citizens more than the half acre zoning because of the setback reductions allowed for the former. Nesbitt will revise the letter & send it to Dobis to review.

C) Home Based Business Discussion

There were procedural problems with this resolution at the Township Board level so that the ordinance was not properly adopted. After much citizen input, the Township Board had accumulated more information about this topic that they wanted the Planning Commission to review before again attempting to adopt this text.

NEW BUSINESS None.

FUTURE MEETINGS

3/10/10 Nesbitt to attend this meeting; he will need to use the computer & screen for on the spot revisions

A) Ordinance question; auxiliary housing for dependents not in current ordinance

B) Balk's form on Recommendations Procedures

C) WECS Ordinance

- D) Amendment to Ch.31, Sec. 2D Parking & Storage of Commercial Vehicles
- E) On Site Housing in M1, C1, C2 & RBR Zoning Districts after Nesbitt's revisions 3/24/10 Nesbitt to attend this meeting as well
- A) Home Based Business Discussion

CALL TO THE PUBLIC

Opened at 8:57 p.m.

No comments.

Closed at 9:00 p.m.

ADJOURNMENT

Motion by Balk and supported by Gannon to adjourn at 9:00 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary