

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
March 10, 2010
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:06 p.m. There were 5 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Beemer, Ligon.

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

CALL TO THE PUBLIC

Opened 7:07 p.m.

No comments.

Closed 7:08 p.m.

APPROVAL OF AGENDA

The future 6/9/10 meeting was removed from the agenda.

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

APPROVAL OF MINUTES

There was a question as to whether the Home Based Business ordinance was actually adopted. The word 'properly' was added to the text before the word 'adopted'

Motion by Gannon & supported by Porath to approve the revised 2/24/10 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE None.

PLANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT

Dobis has replied to Hormier's email & is awaiting his reply.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members reviewed this list. The new first item on the list will be scheduled for the 5/12/10 meeting.

PUBLIC HEARING None.

OLD BUSINESS

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

Nesbitt went over his memo noting that other Townships in the area do not allow second dwelling units for dependents; enforcement would be difficult; they can fall into disrepair quickly; and it would be preferable to encourage an expansion of the current primary dwelling rather than this kind of

second dwelling unit. Any previously approved auxiliary housing for dependents that currently exists would be grandfathered in as a legal nonconforming use if the ordinance is left as is.

Motion by Porath & supported by Gannon to leave the ordinance as is with no allowance for auxiliary housing for dependents. MOTION CARRIED UNANIMOUSLY

B) Balk's form on Recommendations Procedures

Space & text for the motion's initiator and supporter were added to the form. It will be up to the Commission to decide whether or not to use this form for each motion made. When filled in, the procedure will be that it will be given to the Zoning Administrator to give to the Board.

Motion by Balk & supported by Gannon to adopt the Putnam Township Planning Commission Recommendation Report form as amended. MOTION CARRIED UNANIMOUSLY

C) WECS Ordinance

Nesbitt went over his revisions to this text. The bond amount is tied to the cost of removal of the WECS. For a ground-mounted WECS, the first 6' of the ladder will be removed & the area around it fenced for safety reasons. Guy wires cannot go into required side or rear setbacks. A public hearing on this ordinance will be scheduled for 4/28/10. Nesbitt will make revisions and assure that the notice is published by 4/13/10.

D) Amendment to Ch.31, Sec. 2D Parking & Storage of Commercial Vehicles in the Agricultural/Open Space and Residential Districts

Nesbitt went over this text. Members made some changes. The Township Board wanted these requirements limited to the Lakes Districts. The Commission wanted it limited by the minimum lot size of 3 acres. Parking & storage of commercial vehicles needs to be in the back, not the required front, side, or rear yard setbacks. In other than the Lakes Districts, the maximum number of vehicles allowed will be two. A public hearing will be scheduled for 5/12/10.

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

Nesbitt went over his memo and the history of the proposed text amendments. Members reviewed & discussed this text. On site housing can only be at group or transient campgrounds in the RBR Districts. One dwelling unit will be allowed unless the Planning Commission determines that additional dwelling units are needed. A public hearing will be scheduled for 5/12/10.

F) Nonconforming Lots Amendment, Chap. 19, Sec. 25.B.

Nesbitt went over this text. Some misunderstandings about the districts that would benefit from the amendment's provisions were clarified. The amendment will apply to the RS-1, RS-2, and RS-3 districts as well as the A-O and RR districts. A public hearing will be scheduled for 4/28/10.

G) Members wanted to see a written request for items put on their agenda that are new to them. They wanted to also know who was requesting the discussion and why. The Planning Commission would like the Zoning Administrator present at meetings when necessary to clarify some of these issues.

NEW BUSINESS None.

FUTURE MEETINGS Nesbitt will need to use the computer & screen for on the spot revisions
3/24/10 Nesbitt will attend this meeting

A) Home Based Business Discussion

4/7/10 Nesbitt will attend this meeting; this the **FIRST** week of April

A) Home Based Business Discussion continued if necessary

4/28/10 Nesbitt will attend

A) Public Hearing on Nonconforming Lots Amendment, Ch 19, Sec 25.B

B) Public Hearing on WECs Ordinance

5/12/10 Nesbitt will attend

A) Public Hearing on Amendment to Ch.31, Sec. 2D Parking & Storage of Commercial Vehicles

B) Public Hearing on On Site Housing in M1, C1, C2 & RBR Zoning Districts

C) Discussion of new item on Zoning Administrator's List – Chap.19, Sec.12.E.3.b.i; detached accessory structure in front yard, parcels greater than 10 acres

CALL TO THE PUBLIC

Opened at 9:42 p.m.

No comments.

Closed at 9:43 p.m.

ADJOURNMENT

Motion by Porath and supported by Gannon to adjourn at 9:43 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary