

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
March 11, 2009
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:07 p.m. There were 10 citizens in attendance.

ROLL CALL

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

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

CALL TO THE PUBLIC

Opened 7:08 p.m.

Dale Collingham, 9502 Meadow Lane, asked if there had been any workshops on Home-Based Businesses for citizens and the difference between a company truck and one driven home with a company logo on it.

Tom Goetz, 2122 Tiplady, asked about driving a truck for Ann Arbor Portable Toilets with a 100 gallon tank in the back of the truck that he uses for personal purposes as well.

Norm Johnston, 11091 Kennedy, asked about bobcats & trailers in high density residential areas, was concerned about damage to the pavement, and asked if parked vehicles without license plates were legal.

Renee Anderson-Field, 11067 Kennedy, asked if a 5 ton truck in a high density area was ok.

Closed 7:19 p.m.

APPROVAL OF AGENDA

Balk added an item to Old Business – E) Motion Error in Minutes of 1/14/09 Meeting.

Motion by Ligon & supported by Porath to approve the agenda as amended. MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Motion by Porath & supported by Balk to approve the 2/25/09 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Gannon received notice from Lewis that Ron Rau is advertising for Wetlands Review Board Members. As these candidates contact the Township, they will be forwarded to the Planning Commission sometime in April.

Balk passed out copies of a letter dated 3/7/09 to Rau from Press & a Sheriff's report dated 3/2/09 where Press accuses Balk of 'verbally threatening' him during the 2/25/09 Planning Commission meeting. Balk requested a consultation with the township attorney to determine guidelines on limitations to meeting discussions. Dobis did not recall any threats being made at the meeting & felt the issue should have been handled differently; that the first step should always be to communicate with the person before going to the supervisor or the sheriff about concerns. To do otherwise, he felt was totally inappropriate. Gannon handed out & read some General Ground Rules for Meetings.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT None.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARINGS None

OLD BUSINESS

A) Home-Based Business Amendment to Zoning Ordinance

VanSteenhuysen went through his memo & the proposed language. One member wants no Home-Based Businesses. All members wanted to move forward on this amendment.

Motion by Ligon & supported by Gannon to recommend approval of the final draft amendment as presented with changes shown in red & blue on the proposed language for Home-Based Businesses. MOTION CARRIED (Porath opposed)

B) Ordinance Issues List

Van Steenhuyse went over his proposed text amendments to portions of Chapters 19, 26, 29, 32, and 33. Members discussed them.

Motion by Balk & supported by Ligon to approve the ordinance text amendments as drafted for consideration in a future public hearing. MOTION CARRIED UNANIMOUSLY

Members requested that Lewis revise his list of issues after which they will review them again.

Motion by Dobis & supported by Porath to table the ordinance issues list until Lewis cleans it up, highlights appropriate areas on the zoning and future land use maps, and adds the St. Brendan trailer park to the list. MOTION CARRIED UNANIMOUSLY

C) Off Street Parking Regulations

Members discussed the possibility of using gross vehicle weight or number of axles rather than tonnage for determining these regulations. Other issues were vehicle length, damage to the roads from use, and possibly creating a parking ordinance specific for the lakes district. There was discussion of who regulates which roads. The Road Commission is in charge of county roads. Private roads are regulated by private associations. Members wanted to see the differences between the old & new ordinances. Renting a lot for storage in the lakes district is a violation of the zoning ordinance & not permitted. Van Steenhuyse will communicate more with Lewis about this issue.

D) Temporary Use Permit discussion

Members went through Van Steenhuyse's reorganized Section 17 text. They wanted a decibel level added to the ordinance & wondered if there was a noise ordinance & if so, in what chapter.

Motion by Dobis & supported by Balk to accept this draft for consideration in a public hearing. MOTION CARRIED UNANIMOUSLY

E) Motion Error on 1/14/09 Minutes

Balk brought to the members' attention that the Planning Commission can not nominate a member as ZBA representative. They can only recommend a member to the township board to appoint.

Motion by Balk & supported by Porath to void motion D under Election of Officers of the 1/14/09 minutes . MOTION CARRIED UNANIMOUSLY

Motion by Porath & supported by Ligon to recommend to the township board to appoint Balk as representative to the ZBA. MOTION CARRIED (Press and Gazdecki opposed)

NEW BUSINESS None.

OTHER BUSINESS None

NEXT MEETING 3/25/09

- A) Discussion of Off Street Parking Regulations
- B) Alternative Energy Conversion
- C) Lewis' Ordinance Issues List

CALL TO THE PUBLIC

Opened at 9:11 p.m.

Renee Anderson-Field, 11067 Kennedy, asked about the location of a blight ordinance.

Pam Kekes, Weiman Rd, Highland Lake, wanted to stress to the chairman & Dobis that the Planning Commission needed to advocate for continuity to the township board to approve the Commission's recommendations.

Closed at 9:14 p.m.

ADJOURNMENT

Motion by Balk and supported by Porath to adjourn at 9:15 p.m. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**