

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

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:02 p.m. There were 17 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Balk.

OTHERS PRESENT: Rob Nesbitt, Senior LSL Planner, Michael Homier, Township Legal Counsel, Tom Lewis, Zoning Administrator, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:03 p.m.

Glen Hood, 7906 Heather Marie Ct, said citizens are worn out from this Home Based Business issue and that's why there are so few people here.

Members received a letter from Terence Rybak concerning the Home Based Business discussion.

Closed 7:04 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The Recording Secretary will send minutes to members when she sends them to the office in an attempt to get them to members in a more timely fashion.

Motion by Press & supported by Gannon to approve the 3/10/10 minutes. MOTION CARRIED (Porath opposed)

CORRESPONDENCE None.

PLANNER'S REPORT None.

ZONING BOARD REPORT

Gannon reported on the 3/22/10 meeting.

TOWNSHIP BOARD REPORT

Dobis reported on the 3/17/10 meeting.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members asked Lewis to be present at meetings when there are new issues on this list. He will attend the next meeting.

PUBLIC HEARING None.

OLD BUSINESS

A) Home Based Business discussion

Homier went over his memo explaining how this amendment was improperly adopted and discussed some modifications to the proposed amendments to address issues & concerns raised by the public. There was discussion about removing the intensive level of Home Based Businesses from the zoning ordinance and making it a licensing issue. This would prevent the permit from being attached to the land rather than the applicant and would potentially be less expensive for the applicant. However, the process would lose the criteria attached to a Special Land Use & no notice would be required to be sent to the neighbors. In the communities with which both Homier and Nesbitt have worked over the course of their careers, all have Home Based Occupations addressed in their zoning ordinances.

Opened Call to Public at 7:45pm

Norm Klein, 87172 Cedar Lake Rd., has been on the Township Board for some time and has seen problems with some Home Based Businesses that are out of control; for example, there have been businesses that created large amounts of dust, tuned up lawn mowers in the early morning hours, and involved someone urinating on a tree. He wants to fix these problems and wants a licensing fee with criteria handled by the Zoning Administrator rather than the Special Land Use option.

Dan Glover, 4350 Burgess Rd, says the ordinance is being enforced; he was fined and got a letter from his neighbors when he put up his pole barn.

Glen Hood, 7906 Heather Marie Ct, felt signs should be discouraged or required to be small like 4 square feet; complaints needed to be written and signed; some problems could be dealt with as noise or public nuisance; there are already state regulations for some of these issues; most business owners are trying to keep their operations from impacting their neighbors.

Mike Maloney, 4480 W M-36, asked where the formal complaints are filed, how many formal complaints there have been, and wants to be able to see the complaints.

Closed Call to Public at 8:16pm

The members continued to discuss the licensing option. Homier will draft a summary of both the licensing and SLU options and clarify the various aspects of each. The Planning Commission wants to be responsive to citizens' complaints, be able to notify the neighbors of complaints, keep the fee low, be able to review & renew whichever is chosen, and have clear criteria.

Homier reiterated to the public that the Planning Commission is trying to find a way to not punish people who are operating businesses that are not creating problems; that the main issue is small lots with intensive Home Based Businesses with close neighbors who are impacted; that they want to find a solution that will work for both the businesses and the township and if a problem occurs, they can do something about it; and finally that the citizens have been heard by the Planning Commission.

NEW BUSINESS

A) Majority voting

Members asked the planner & the lawyer what constitutes a majority based on the Michigan Planning Enabling Act. There was not one answer so Nesbitt will draft an explanation for the next meeting.

FUTURE MEETINGS

4/14/10 Nesbitt will not attend this meeting

A) Homier's summary on Home Based Business options

B) Nesbitt's explanation of majority voting

- 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
- D) Home Occupation language discussion

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

CALL TO THE PUBLIC

Opened at 9:14 p.m.

Glen Hood, 7906 Heather Marie Ct, said he is here to get people with home based businesses currently in operation covered.

Mike McDade, 1682 E. M-36, felt the Planning Commission was being overzealous; they should deal with Home Based Businesses on a case-by-case basis; asked if there was a noise ordinance; had a diesel truck the he needed to warm up at 3:00 a.m. – when his neighbors complained, he sold the truck.

Glen Hood, 7906 Heather Marie Ct, wondered if a 4 square foot sign for a home based business was too small for an area like M-36.

Closed at 9:31 p.m.

ADJOURNMENT

Motion by Ligon and supported by Beemer to adjourn at 9:31 p.m. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**