

**PUTNAM TOWNSHIP  
PLANNING COMMISSION MEETING  
April 28, 2010  
MINUTES**

**CALL TO ORDER**

Chairperson Gannon called the meeting to order at 7:03 p.m. There was 1 citizen in attendance.

**ROLL CALL**

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

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

**CALL TO THE PUBLIC**

Opened 7:04 p.m.

No comments.

Closed 7:04 p.m.

**APPROVAL OF AGENDA**

Dobis added 'Discussion of Planner's Fees' to New Business and 'B) Zoning Administrator Memo' under Correspondence to be part of the new item under New Business.

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

**APPROVAL OF MINUTES**

**Motion by Porath & supported by Press to approve the 4/14/10 minutes. MOTION CARRIED UNANIMOUSLY**

**CORRESPONDENCE**

A) LSL Memo reviewing L.C. Comp Plan & Lyndon Twp Comp Land Use Plan

Nesbitt went over his memo recommending that Gannon write a letter stating the Commission has no comment on the proposed Plans.

B) Gannon received a memo from Livingston County Planning Department showing their approval of the Rezoning Z-17-10.

**PLANNER'S REPORT**

Nesbitt distributed some brochures on upcoming MAP training sessions in Lansing on 5/19/10.

**ZONING BOARD REPORT** None.

**TOWNSHIP BOARD REPORT**

Dobis reported on the 4/21/10 meeting.

**LAND DIVISION REPORT** None.

**ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST**

Members discussed two new items, Door to Door Solicitation and Ice Cream Truck, on this list.

Mobile vending was discussed in the past. Nesbitt will inform Lewis that the Commission does not wish to intervene on these two items.

## **PUBLIC HEARINGS**

A) Nonconforming Lots, Uses or Structures Amended Text to Ch.19, Sect. 25B

**Motion to open Public Hearing by Porath & supported by Ligon at 7:24pm. MOTION CARRIED UNANIMOUSLY**

Nesbitt reviewed the text changes. There is now nothing detrimental to the land owners in this text. There was no comment from the public.

**Motion to close Public Hearing by Porath & supported by Balk at 7:30pm. MOTION CARRIED UNANIMOUSLY**

**Motion by Balk & supported by Porath to recommend adoption of the changes submitted by LSL to Chapter 19, Section 25 Nonconforming Lots, Uses, or Structures. MOTION CARRIED UNANIMOUSLY.**

Rationale for this motion follows:

1. it provides a way for significantly nonconforming lots to be provided latitude in determining side yard setbacks.
2. it will reduce applications for variances for side yard setbacks for significantly nonconforming lots.
3. it maintains viability of significantly undersized lots as buildable lots.

Members filled in the Recommendation Form for this motion and would like Lewis to include, in their packets, one of these forms for each public hearing on the agenda. Nesbitt will type up this form & return it to Gannon to be sent to the office. In the future, Nesbitt will enter this information electronically at the time of the Public Hearing.

B) Wind Energy Conversion Systems Amended Text to Ch. 19, Sect. 32

**Motion to open Public Hearing by Porath & supported by Beemer at 7:52pm. MOTION CARRIED UNANIMOUSLY**

Nesbitt reviewed the changes. Members added a requirement for conspicuous protective sleeves for guy wires.

There was no comment from the public.

**Motion to close Public Hearing by Porath & supported by Ligon at 8:10pm. MOTION CARRIED UNANIMOUSLY**

**Motion by Beemer & supported by Balk to recommend approval of the text changes to Chapter 19, Section 32 Wind Energy Conversion Systems. MOTION CARRIED UNANIMOUSLY.**

Rationale for this motion follows:

1. it makes the ordinance consistent with the goal of promoting alternative energy in the township.
2. it ensures that the township regulations are consistent with evolving industry standards.
3. it incorporates comments received from the citizens of Putnam Township.

Nesbitt will type up this form and return it to Gannon.

## **OLD BUSINESS**

A) LSL Memo on Accessory Structures in Front Yard

Since the requested renumbering of this section in the ordinance makes it applicable to properties throughout the township, not just in the Lakes District, a public hearing would be required. This could be included in a 'housekeeping' hearing of several amendments.

## **NEW BUSINESS**

A) Discussion of Planner's Fees including Zoning Administrator's Memo

Dobis requested that members be more discerning about the use of LSL services since the township is close to going over budget. There was some discussion about miscommunications between the planner and the Commission. Dobis will be considered the person Nesbitt can contact for clarification of expectations. Nesbitt was willing to reduce his travel time charges and wants to work with the Commission to make it work for both.

The Supervisor is considering reducing the Planning Commission meetings to one per month. Some members were concerned what the longer time between meetings might do to members' recall on issues. Also, it was noted that every time the Board returns an issue to the Commission, it must spend additional time to review and re-evaluate it.

**FUTURE MEETINGS**

5/12/10 Nesbitt will attend

- A) Public Hearing on Amendment to Ch.31, Sec. 2D Parking & Storage of Commercial Vehicles
- B) Public Hearing for On Site Housing in M1, C1, C2 & RBR Zoning Districts
- C) Public Hearing on Home Occupation text

**CALL TO THE PUBLIC**

Opened at 8:57 p.m.

No comments.

Closed at 8:57 p.m.

**ADJOURNMENT**

**Motion by Balk and supported by Beemer to adjourn at 8:58 p.m. MOTION CARRIED UNANIMOUSLY**

**Ingrid Weisz  
Recording Secretary**