

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
May 12, 2010
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:03 p.m. There were 7 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Beemer

OTHERS PRESENT: Rob Nesbitt, Senior LSL Planner, Tom Lewis, Zoning Administrator, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:04 p.m.

No comments.

Closed 7:04 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Porath & supported by Press to approve the 4/28/10 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

A) Members received the County Planning Connection from the Livingston County Department of Planning.

B) Gannon received a letter & brochure regarding membership benefits from SEMCOG.

C) Porath received a card from MSU Michigan Citizen Planner on Practical Education for the New Economy regarding a skill building session and tools for local planning & zoning decision makers.

PLANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT None.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members reviewed this list.

PUBLIC HEARINGS

A) Parking & Storage of Commercial Vehicles Ch. 31, Sec 2D

Motion to open Public Hearing by Balk & supported by Porath at 7:12pm. MOTION CARRIED UNANIMOUSLY

Nesbitt reviewed the text changes. Members clarified that construction equipment or vehicles on a trailer do not count as 2 separate vehicles.

Opened Call to the Public at 7:39pm

Glenn Hood, 7906 Heather Marie Ct, said his pickup was 11,000 pounds and may or may not be a problem.

Closed Call to the Public at 7:42pm

Motion to close Public Hearing by Porath & supported by Ligon at 7:43pm. MOTION CARRIED UNANIMOUSLY

Motion by Press & supported by Dobis to recommend approval of the proposed amendment to Chapter 31, Sect. 2D to include revised regulations for parking and storage of commercial vehicles in the A-O and Residential Districts. MOTION FAILED (Ligon, Balk, Porath against).

Rationale for dissenting opinions follows:

1. Not appropriate for residentially zoned areas (too intense a use)
2. Is not conducive to public welfare & safety
 - a. wear & tear on roads because of size & weight
 - b. noise from moving in & out
 - c. dust concerns on roads because of size & weight
3. Visually at odds with residential use
4. Unfair to residents who have their commercial businesses in commercial areas.

B) On Site housing in M1, C1, C2, & RBR; Ch. 25, Sec. 2 & Ch. 29, Sec.25

Motion to open Public Hearing by Ligon & supported by Porath at 8:04pm. MOTION CARRIED UNANIMOUSLY

Nesbitt reviewed the changes.

Opened Call to the Public at 8:05pm

There was no comment from the public.

Closed Call to the Public at 8:06pm

Motion to close Public Hearing by Porath & supported by Balk at 8:12pm. MOTION CARRIED UNANIMOUSLY

Motion by Balk & supported by Ligon to recommend on site housing not be permitted in C1, C2, & M1 Districts, but be permitted in RBR Districts as provided in the attached revisions to the ordinance, Chap. 25, Sect. 2 and Chap. 29, Sect 25. MOTION CARRIED UNANIMOUSLY.

Members supported on site housing only in the RBR district. Rationale for this motion is included in the attached LSL recommendation.

C) Home Occupation Ch. 18, Sec. 5, Ch. 19, Sec. 24, Ch. 21, Ch. 22

Motion to open Public Hearing by Porath & supported by Press at 8:19pm. MOTION CARRIED UNANIMOUSLY

Nesbitt reviewed the changes to this amendment. Members made some revisions.

Opened Call to the Public at 8:33pm

Terence Rybak, 9650 Meadow Lane, felt item D in Section 24 was overly restrictive and didn't address traffic problems which were addressed in item G.

Members said this amendment protects residents and the intent was for Home Occupations to be invisible. Item D was revised.

Closed Call to the Public at 8:45pm

Motion to close Public Hearing by Ligon & supported by Balk at 8:45pm. MOTION CARRIED UNANIMOUSLY

Motion by Balk & supported by Press to recommend approval of the proposed amendments to Chap. 18, 19, 21, and 22 as revised. MOTION CARRIED UNANIMOUSLY.

After much discussion over many months, the members felt these amendments:

1. protected the interest of the residents
2. allowed for reasonable regulation of Home Occupations

OLD BUSINESS None

NEW BUSINESS None

FUTURE MEETINGS TBD

CALL TO THE PUBLIC

Opened at 8:55 p.m.

No comments.

Closed at 8:55 p.m.

ADJOURNMENT

Motion by Porath and supported by Press to adjourn at 8:56 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary