

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
May 13, 2009
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:10 p.m. There were 15 citizens in attendance.

ROLL CALL

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

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

CALL TO THE PUBLIC

Opened 7:10 p.m.

Closed 7:11 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Dobis & supported by Balk to approve the 4/22/09 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Gannon passed out a letter from Attorney David Bittner, representing Art West, requesting the Commission postpone the rezoning of his client's two lots for a period of 12 months.

Gannon distributed the Codes & Ordinances Worksheet from the Huron River Watershed Council.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on last week's meeting to review the Home Based Business ordinance recommendations by the Planning Commission.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARING:

1) Zoning Ordinance Text Amendments

Balk noted an error in the Public Hearing announcement on p.2 under Chapter 33. Administration & Enforcement, Section 2.A. third line should read '...may not commence', not 'may commence'.

Van Steenhuyse reviewed the history of these changes.

Robert Moenart, 1860 Merrick, asked if a garage was an attached accessory structure & did not think 1050 square feet was large enough for a 4 car garage.

Members discussed this & decided to raise the limit to 1250 square feet. Van Steenhuyse went over the regulations for temporary sales on commercial and nonresidential lots in residential districts. He also explained the Wind Energy Conversion Systems (WECS) regulations for individual properties or businesses.

Robert Moenart, 1860 Merrick, had questions about the setbacks for WECS.

Mike Hughes, 9340 St. Brendan, asked for clarification about these regulations.

Members discussed noise restrictions. Apparently, fiberglass blades decrease the noise level. Dobis asked if there was a limit of one per parcel. If there were more than one per property, there would need to be some separation requirements. There was also a question about how many WECS made it a commercial use. Discussion moved to parking of commercial vehicles.

Mike Hughes, 9340 St. Brendan, asked if he could park a 1-ton truck overnight.

Rob Connelly, 11502 Riverbank, asked about parking a small tractor with a bucket.

There was much discussion about how to restrict parking & storage of commercial vehicles. It was decided to allow light duty (maximum 1 ton) trucks and prohibit medium duty (1.5 – 3 tons) and heavy duty (more than 3 tons) trucks. These definitions will be added to the Definitions section of the ordinance. The planner will draft the changes to the text amendments for review at the next meeting.

Motion by Dobis & supported by Balk to table the text amendments until the next meeting in order to consider the public comments & review the discussed changes. MOTION CARRIED UNANIMOUSLY

2) Map Amendments (Rezoning)

Van Steenhuyse explained the history of these rezonings. They are in response to a review by the Zoning Administrator where the zoning of the property is inconsistent with its use or characteristics.

Richard Schramm, 9141 Farley, asked if having a nonconforming lot limits what the owner can do with the property.

Mike Hughes, 9340 St. Brendan, asked why the front and rear setbacks were both 50'.

Eleven of the fourteen lots on St. Brendan would still be nonconforming but less so. Unfortunately, the fee for a variance would be the same. It might be possible that the Board could reduce the fee for those where the ordinance is too restrictive. Lengthy public comment & member discussion followed.

Robert Moenart, 1860 Merrick Road, questioned how his property would be impacted.

Motion by Dobis & supported by Porath to table any zoning change of the properties in group #5 (St. Brendan and Cedar Lake Road lots) to permit further review. MOTION CARRIED UNANIMOUSLY

Motion by Ligon & supported by Dobis to recommend approval of the proposed zoning changes on the subject properties identified on the Public Hearing Notice as 1) Walkabout Way lots, 2) Merrick Road/Cherry Street lots, 3) Mayday Lane lots, and 4) Patterson Lake Drive lots. MOTION CARRIED (Balk opposed)

NEW BUSINESS None

OLD BUSINESS None

OTHER BUSINESS None

NEXT MEETING 5/27/09

- 1) Map Amendments: Further review of properties identified on the Public Hearing Notice as #5, St. Brendon and Cedar Lake lots.
- 2) Text Amendments: Review revisions to proposed zoning ordinance changes.

CALL TO THE PUBLIC

Opened at 9:52 p.m.

Closed at 9:52 p.m.

ADJOURNMENT

Motion by Porath and supported by Gannon to adjourn at 9:53 p.m. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**