PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
May 27, 2009
MINUTES

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:11 p.m. There were 3 citizens in attendance. Initially, there were problems with the teleconferencing.

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 7:12 p.m.
Closed 7:13 p.m.

APPROVAL OF AGENDA

Dobis added Discussion of Lot Frontages & Easements to New Business
Motion by Porath & supported by Press to approve the revised agenda. MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Motion by Dobis & supported by Porath to approve the 5/13/09 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Members received cards from the Brighton Chamber of Commerce about a meeting 5/28/09.

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on the 5/20/09 meeting and the budget meeting & workshop on 5/26/09. Dobis informed the Commissioners of a new requirement for new or reappointed members to the Planning Commission to complete a Citizen Planner training session within 6 months of appointment.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARING

Motion by Gannon & supported by Balk to close the 5/13/09 Public Hearing on Zoning Ordinance Text Amendments. MOTION CARRIED UNANIMOUSLY

Motion by Press & supported by Balk to close the 5/13/09 Public Hearing on the Map Amendments. MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

A) Zoning Ordinance Map Amendment for St. Brendon Rezoning

Van Steenhuyse explained his recommendation to rezone this area to RS-3. The RS-3 district is already adjacent to this property & is the district most consistent with actual land development in this area. The intent of the nonconforming exemptions was to recognize that there are isolated, noncontiguous small lots spread among the A-O and RR districts. The exemption was not meant for contiguous blocks of properties that belong in more appropriate zoning districts.

Some members disagreed. Various suggestions were made: that a policy decision be made on an individual basis to waive the variance fee for such lots; to make the lakes district restrictions applicable to any district; to grant a small lot in any district an automatic reduction based on lot size; to give any lot less than one acre an exemption; and that if a lot could meet the setbacks in the current district, it should do so, but when it can't, the reduction would come into play.

Mike Hughes, 9340 St. Brendon, wanted a new district.

Motion by Balk & supported by Ligon to expand the St. Brendon properties being considered for rezoning to include all properties from Putnam Meadows east to Cedar Lake Road and south to M-36 from RR to RS-3 and request that the township office do the necessary notices to accomplish this. MOTION CARRIED (Porath opposed)

B) Zoning Ordinance Text Amendments

After more research, Van Steenhuyse found a generally accepted classification system for commercial vehicles that has been used by the US Department of Transportation/Federal Highway Administration. These vehicles are grouped into classes based on the gross vehicle weight rating (GVWR). Hence, vehicle Classes 1-3 would be allowed in the A-O and non-waterfront single family districts and only vehicle Classes 1 and 2 would be allowed in the LR-1 and LR-2 districts. Members were satisfied with this suggestion. A few other changes were made to the WECS section of Chapter 19.

Motion by Ligon & supported by Porath to recommend that the Zoning Ordinance Text Amendments be adopted as revised including the text changes made by Van Steenhuyse on the screen, the new truck classifications, and all the other proposed text amendments. MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

A) Discussion of Lot Frontages & Easements

Members discussed reducing the lot frontage width requirement for parcels zoned 3 acres (RS-2) from 330' to 200'. Since the members agreed, the Planner was directed to make this change. This will be done. There was a question about whether easements are included when calculating lot area. They are not.

A new list of topics for further discussion was started:

1. Van Steenhuyse to look into on-site housing for A-O

OTHER BUSINESS None

NEXT MEETING 6/24/09

1. Public hearing expand St. Brendon properties considered for rezoning
2. On site housing in the A-O district
3. Setbacks in legally non-conforming 1 acre zoning districts

4. Minimum lot width in RS-3 from 330' to 200'

CALL TO THE PUBLIC

Opened at 8:56 p.m.

Mike Hughes, 9340 St. Brendon, asked if the planner was going to have information on the one acre issue at the next meeting.

VanSteenhuyse will study and make a recommendation on how to deal with setbacks in legally nonconforming lots that cannot meet the setbacks in their 1-acre zoning district and that are at least 50% less than the zoning (whether to extend the reductions afforded to lake districts to 1-acre or even all other residential zoning districts). VanSteenhuyse indicated the issue was complex and he would probably not have this task done by the next meeting. It was agreed it will be added to the agenda when VanSteenhuyse is ready to advise on this issue.

Closed at 9:00 p.m.

ADJOURNMENT

Motion by Ligon and supported by Gannon to adjourn at 9:01 p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz
Recording Secretary