

**PUTNAM TOWNSHIP  
PLANNING COMMISSION MEETING  
June 24, 2009  
MINUTES**

**CALL TO ORDER:**

Chairperson Gannon called the meeting to order at 7:00 p.m. There were 4 citizens in attendance.

**ROLL CALL**

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

MEMBERS ABSENT: None

OTHERS PRESENT: Steven Van Steenhuyse, Planner.

**FIRST CALL TO THE PUBLIC**

Opened First Call to the Public at 7:01 p.m.

Closed First Call to the Public at 7:02 p.m.

**APPROVAL OF AGENDA**

There was discussion regarding whether to place the first call to the public before or after approval of the agenda. Planner explained why it is in this position and it was decided to leave it in it's current position.

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

**APPROVAL OF MINUTES**

Correct minutes to read "from 330' to 200'." in third line of New Business (A).

**Motion by Balk & supported by Press to approve the minutes as corrected. MOTION CARRIED UNANIMOUSLY**

**CORRESPONDENCE**

A) All members received a Notice of Intent to Plan from Marion Township.

B) Memo from the Zoning Administrator indicates that the property owner now favors re-zoning his property at 9350 & 9366 Cedar Lake Road

**PLANNER'S REPORT** None

**ZONING BOARD OF APPEALS REPORT** None

**TOWNSHIP BOARD REPORT**

Dobis reported that Jim Gannon was appointed to the ZBA.

**LAND DIVISION REPORT** Gazdecki reported that the Land Division Committee met on 06/09/09; the only item of business was tabled.

**ZONING ADMINISTRATOR REPORT** None. A revised Ordinance Issue List was in members' packets for their information.

**PUBLIC HEARINGS**

A) Re-zoning top (northernmost) parcels in the St. Brendon / Cedar Lake area from RR to RS-3  
LSL Memo and map were reviewed by planner Van Steenhuyse.

**Motion to open public hearing on this matter by Balk & supported by Press. MOTION CARRIED UNANIMOUSLY. Public hearing opened at 7:12 p.m.**

Mike Hughes, 9366 St. Brendon, asked about his property's setbacks if zoning passed. He stated that whenever anyone wants to get something done, they have to pay \$1600.00 and go to the ZBA. He wants the commission to look at reducing setbacks to something similar to those in the Lakes District.

**Motion to close public hearing on this matter by Balk & supported by Press. MOTION CARRIED UNANIMOUSLY. Public hearing closed at 7:16 p.m.**

**Motion by Balk & supported by Press TO RECOMMEND the Township Board approve re-zoning the area east of Putnam Meadows, on the west side of Cedar Lake Road, between M-36 and the utility line easement, from RR to RS-3. MOTION CARRIED UNANIMOUSLY.**

B) Amending RS-2 minimum lot width from 330 feet to 200 feet.

LSL Memo and draft of Ordinance Table 22-2 were reviewed by planner Van Steenhuyse.

**Motion to open public hearing on this matter by Balk & supported by Press. MOTION CARRIED UNANIMOUSLY. Public hearing opened at 7:20 p.m.**

Discussion among Planning Commission members regarding issue and reasons for change.

**Motion to close public hearing on this matter by Balk & supported by Press. MOTION CARRIED UNANIMOUSLY. Public hearing closed at 7:27 p.m.**

**Motion by Balk & supported by Gazdecki TO RECOMMEND that the Township Board approve amending RS-2 minimum lot width from 330 feet to 200 feet in Ordinance Table 22-2. MOTION CARRIED UNANIMOUSLY.**

### **OLD BUSINESS**

A) Discussion concerning setbacks on legally non-conforming parcels.

Planner Van Steenhuyse instructed to draft ordinance setback language for legally non-conforming parcels and provide a map of lots that are less than 8500 square feet at the next meeting.

**Motion by Balk & supported by Press to table this discussion until the next meeting. MOTION CARRIED UNANIMOUSLY.**

### **NEW BUSINESS**

A) Discussion concerning onsite housing in the AO district. Issue tabled to permit Ligon and planner Van Steenhuyse to research issue.

B) Review of one- and two-acre parcels on Patterson Lake Road (between Cedar Lake Road & Darwin) for possible re-zoning from RR & RS-1 to RS-3.

**Motion by Balk & supported by Ligon to table this matter until the next meeting and request that Zoning Administrator Lewis be present in order to clarify this issue. MOTION CARRIED UNANIMOUSLY.**

### **FUTURE MEETINGS 07/22/09 (with Van Steenhuyse on phone & Lewis in person)**

A) Setbacks on legally non-conforming parcels

B) On-site housing in AO district

C) Re-zoning of identified Patterson Lake Road parcels from RR & RS-1 to RS-3

### **SECOND CALL TO THE PUBLIC**

Opened second call to the public at 8:23 p.m.

Closed second call to the public at 8:24 p.m.

**ADJOURNMENT**

**Motion by Balk & supported by Press to adjourn at 8:25 p.m. MOTION CARRIED UNANIMOUSLY**

**Jean Ligon**

Planning Commission Secretary