

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
July 22, 2009
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: Porath, Gannon, Gazdecki, Balk, Ligon, Press, Dobis.

OTHERS PRESENT: Steven VanSteenhuyse, Planner (via teleconferencing), Tom Lewis, Zoning Administrator, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:04 p.m.

Closed 7:04 p.m.

APPROVAL OF AGENDA

Dobis added B) Planning Commission Discussion to New Business

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

APPROVAL OF MINUTES

Motion by Balk & supported by Porath to approve the 6/24/09 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Gannon went over the Principles of Governance and the Supervisor's memo. Both items need dates added.

PLANNER'S REPORT None

ZONING BOARD REPORT

Gannon reported on the 7/13/09 meeting.

TOWNSHIP BOARD REPORT

Dobis reported on the 7/15//09 meeting.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR

Lewis went over his Ordinance Issue List.

PUBLIC HEARING None

OLD BUSINESS

A) Setback Reduction

VanSteenhuyse explained his recommendation and text changes to Chapter 19, Section 25B. This revised version extends the nonconforming exemption to lots in the RS-1, RS-2, RS-3 and RS-4 districts. Members discussed these changes.

Motion by Balk & supported by Porath to recommend approval of these text changes to Chapter 19 as presented by VanSteenhuysse. MOTION CARRIED UNANIMOUSLY

A public hearing will be scheduled for the next available meeting.

B) Agricultural Labor Housing

VanSteenhuysse went over his research & text changes and additions. Members felt the purpose of this text is to accommodate & improve the township, not to accommodate seasonal workers. They did not want this housing to become a rental unit if the business ends or changes. There were questions about ending up with 2 dwelling units on one parcel

Motion by Ligon & supported by Balk to recommend tabling these text amendments so that VanSteenhuysse can review Ligon's material. MOTION CARRIED UNANIMOUSLY

C) Hamburg Township Master Plan Update

Members were concerned about the area on the western boundary, north of Rush Lake Road and extending to the Brighton State Recreation Area that is currently designated Country Estate Single Family Residential. It is proposed that this area become Rural Low Density Single Family Residential. This land is immediately adjacent to land in Putnam Township designated Rural Preservation. The concern is that the increase in planned density may result in land divisions creating neighborhoods of 2-acre lots. They also felt that it should be rezoned to Country Estate after adoption of their Master Plan.

Gannon will send a letter to Hamburg Township communicating these concerns.

Motion by Dobis & supported by Press to send the letter composed by VanSteenhuysse with the addition of a date and all Planning Commission members' signatures. MOTION CARRIED UNANIMOUSLY

D) Patterson Lake Rd (between Cedar Lake Rd. and Darwin) review of one & two acre parcels being rezoned from RR and RS-1 to RS-3.

This applicant wants to split off a 4500 sq ft piece of property. Ligon stated that he could do a long term lease with option to buy for that piece without involving the Planning Commission.

Motion by Press & supported by Balk to not consider rezoning, at this time, of the Patterson Lake property between Cedar Lake Rd and Toma Rd. MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

A) Review parcel 26-300-021 for possible rezoning

Motion by Ligon & supported by Balk to rezone parcel 26-300-021 from A-O to RS-3. MOTION CARRIED UNANIMOUSLY

VanSteenhuysse will schedule a public hearing.

B) Planning Commission Discussion

On behalf of the Planning Commission, Gannon presented Gazdecki with a Certificate of Appreciation for 22 years of service to Putnam township. All members reiterated their appreciation of for his presence and service to the township.

OTHER BUSINESS None

NEXT MEETING 8/12/09

1. Adoption of the Principles of Governance
2. Off street parking
3. Sign illumination
4. Livingston County Planning Commission review of text amendments Z-45-09

CALL TO THE PUBLIC

Opened at 8:59 p.m.

Closed at 9:00 p.m.

ADJOURNMENT

Motion by Ligon and supported by Balk to adjourn at 9:00 p.m. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**