

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
July 28, 2010
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:05 p.m. There were 17 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Beemer

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

CALL TO THE PUBLIC

Opened 7:06 p.m.

No comments by Public.

Closed 7:07 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

An address change was made to the 5/12/10 minutes.

Motion by Balk & supported by Porath to approve the 5/12/10 revised minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

A) Gannon received notification of 3 text amendment approvals from the Livingston County Department of Planning.

B) Lewis received a Master Plan update from Webster Township.

PLANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT

Dobis reported on the 5/19/10 and 6/16/10 meetings.

LAND DIVISION REPORT

Lewis reported on the division of property on M-36 & Cedar Lake Rd into 2 parcels.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members reviewed this list and will address two of the items at the next meeting.

PUBLIC HEARINGS

A) Special Land Use Permit for Commercial Child Day Care Center

Motion to open Public Hearing on Special Land Use Permit by Press & supported by Dobis at 7:23pm. MOTION CARRIED UNANIMOUSLY

Mr. Dwayne Combs is requesting a Special Land Use Permit for a Commercial Child Day Care Center at 901 Patterson Lake Rd. and shared access with the adjacent parcel, containing a laundromat and car wash, also owned by him.

No comments by Public.

Motion to close Public Hearing for a Special Land Use Permit by Ligon & supported by Balk at 7:59pm. MOTION CARRIED UNANIMOUSLY

Borden reviewed the purpose of the public hearing and went through his memo in regards to concerns about this request. Many issues were discussed by the members including the fencing around the play area, the parking, landscaping, lighting, signage, and traffic flow. Mr. Combs presented letters from 8 residents supporting his request as harmonious & appropriate for the area.

Motion by Balk & supported by Gannon to approve the Special Land Use Permit for parcel number 4714-26-300-015. MOTION CARRIED UNANIMOUSLY

Motion to open Public Hearing for Child Day Care Preliminary Site Plan Review by Ligon & supported by Gannon at 8:00pm. MOTION CARRIED UNANIMOUSLY

No comments by Public.

Motion to close Public Hearing by Porath & supported by Balk at 8:59pm. MOTION CARRIED UNANIMOUSLY

Members continued to discuss issues brought forward by the planner. The following conditions were placed on this site review and agreed to by Mr. Combs:

1. in regards to parking spot deferment:
 - a. two spots will be added to the site plan and 3 will be deferred
 - b. applicant will provide an irrevocable letter of credit from a financial institution sufficient to cover the cost of completing the deferred parking in compliance with the ordinance and an updated site plan prior to the next Planning Commission and Township Board meetings
2. applicant will provide an easement description
3. applicant will relocate the car vacuum closer to the car wash building
4. site plan needs to reflect adequate lighting, kind of fixtures, & photometrics
5. a separate sign is needed at the day care center driveway entrance
6. applicant will provide a copy of the license to operate the day care from the State of Michigan
7. the parking spot behind the car wash will be moved to be a parallel parking spot.

Motion by Dobis & supported by Ligon to approve the preliminary site plan for parcel number 4714-26-300-015 with the conditions stated MOTION CARRIED (Balk opposed).

Rationale for assenting opinions: the request fulfills a community need and appears to substantially comply with the requirements of the ordinance.

Rationale for dissenting opinion: the egress traffic flow pattern does not appear to safely merge with the traffic pattern of the car wash.

B) Zoning Map Amendments; St. Brendon/Cedar Lake Rd. area

Motion to open Public Hearing for the St. Brendon area rezonings by Balk & supported by Ligon at 9:10pm. MOTION CARRIED UNANIMOUSLY

No comments by Public.

Motion to close Public Hearing for the St. Brendon area rezonings by Balk & supported by Ligon at 9:15pm. MOTION CARRIED UNANIMOUSLY

Borden reviewed the history of these rezonings from RR to RS3. Members discussed them.

Motion by Ligon and supported by Balk to recommend the Township Board approve rezoning the area east of Putnam Meadows, on the west side of Cedar Lake Road, between M-36 and the utility line easement (with the exception of the two northernmost parcels which are already zoned RS-3) for parcels 4714-21-200-014 (9350 Cedar Lake Rd); 4714-21-200-015 (9320 Cedar Lake Rd); 4714-21-200-016 (9300 Cedar Lake Rd); 4714-21-200-017 (9331 Saint Brendon); 4714-21-200-018 (9260 Cedar Lake Rd); 4714-21-200-019 (9250 Cedar Lake Rd); 4714-21-200-020 (9200 Cedar Lake Rd); 4714-21-200-021 (9240 Cedar Lake Rd); 4714-21-200-023 (9130 Cedar Lake Rd); 4714-21-200-024 (9180 Cedar Lake Rd); 4714-21-200-045 (9312 Saint Brendon); 4714-21-200-046 (9340 Saint Brendon); 4714-21-200-049 (9100 Cedar Lake Rd); 4714-21-200-050 (9118 Cedar Lake Rd); 4714-21-200-051 (9294 Saint Brendon); 4714-21-200-052 (3020 W. M-36); 4714-21-200-053 (9366 Cedar Lake Rd) from RR to RS-3. MOTION CARRIED UNANIMOUSLY

The rationale for this motion is contained in the letter from the Planning Commission Chairman to the Township Board dated June 2, 2010

OLD BUSINESS None

NEW BUSINESS None

FUTURE MEETING 8/11/10

1. Commercial Child Day Care Center Final Site Plan Review
2. Detached Accessory Structures in Front Yard for parcels larger than 10 acres
3. Parking & Loading General Requirements; Ch.31 Sec. 2.

CALL TO THE PUBLIC

Opened at 9:30 p.m.

Ralph Musson, 6680 Pinckney Rd., had questions about Home Occupations vs Home Based Businesses.

Closed at 9:33 p.m.

ADJOURNMENT

Motion by Balk and supported by Ligon to adjourn at 9:33p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary