

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
August 12, 2009
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:02 p.m. There were 4 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Ligon.

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

CALL TO THE PUBLIC

Opened 7:03 p.m.

No comments.

Closed 7:04 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Several changes were made to the 7/22/09 minutes.

Motion by Balk & supported by Porath to approve the revised 7/22/09 minutes. MOTION CARRIED UNANIMOUSLY

Porath suggested that the minutes be posted in the office entryway.

CORRESPONDENCE

A) Webster Township Planning Commission's intent to amend their Master Plan.

VanSteenhuysen will report on this next time after he has reviewed it.

B) Michigan State Extension Service will hold a conference on Planning & Zoning for Small Wind Energy Conversion Systems September 14, 16, & 17.

PLANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT None.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR

Members requested an explanation of the New Items on his report and that Lewis add opening & closing issue dates to each item on the list.

PUBLIC HEARING

A) 875 Patterson Lake Rd, rezoning from A-O to RS-3

Motion by Balk & supported by Porath to open this public hearing at 7:16pm. MOTION CARRIED UNANIMOUSLY

Putnam Township is negotiating an Act 425 agreement with the Village of Pinckney to allow for the extension of utilities into the Township to serve the existing laundromat & car wash on South Howell Street. That property is not contiguous with the Village. The property at 875 Patterson Lake Rd would provide the required contiguity. Once an Act 425 is finalized, no rezoning is allowed for 2 years. Hence, the Township wishes to rezone the property to an appropriate zoning district prior to the final approval of the Act 425 agreement. Rezoning to RS-3 would allow development of single family residential lots with a minimum lot area of 1 acre. This rezoning would legitimize the extension of the utilities to the laundromat & car wash.

Rob Salowitz, 322 Grayhawk Ct, lives east of this parcel. He asked if there was an intent to connect Grayhawk Ct with a possible new road being built; what will happen to the laundromat & car wash property as a result of this rezoning; and will the Recreation Plan for a walkway between his lot line & this parcel be impacted by this rezoning.

Glen Black, 333 Grayhawk Ct, also lives on this cul-de-sac. He was concerned about an increase in noise & possibly losing the wildlife currently living in this hay field. He asked if this property becomes part of the Village, will Grayhawk also become part of the Village.

Members discussed this topic. Any upcoming roads would be the concern of the property owners' Association and the developer. The laundromat & car wash property will remain as is; they are already on the Village sewer system. Grayhawk would remain in the Putnam Township. Members felt more research needed to be done on this rezoning.

Motion by Press & supported by Balk to close this public hearing at 7:52pm. MOTION CARRIED UNANIMOUSLY

Motion by Gannon & supported by Press to rezone this property from A-O to RS-3.

Gannon withdrew his motion.

Motion by Dobis & supported by Press to table this rezoning in order to investigate, with the owner of 875 Patterson Lake Rd, the possibility of splitting off only the northwestern piece of this property in order to provide the required continuity with the Village. MOTION CARRIED UNANIMOUSLY

Dobis will also discuss this with the Township Board.

B) Text Amendment, Chapter 19, Section 25 Nonconforming Lots

Motion by Balk & supported by Porath to open this public hearing at 8:05pm. MOTION CARRIED UNANIMOUSLY

VanSteenhuysen explained his recommendation. This amendment will expand the nonconforming setback exemptions to the RS-1, RS-2, RS-3 and RS-4 districts. This will provide relief from setback requirements for those lots that are significantly nonconforming from the minimum lot area requirement of the zoning district. Members received a memo at their seats from VanSteenhuysen with additional information confirmed after the meeting packet had been distributed. There was no public comment about this public hearing.

Motion by Porath & supported by Dobis to close this public hearing at 8:11pm. MOTION CARRIED UNANIMOUSLY

Motion by Dobis & supported by Press to approve the proposed amendment to Chapter 19, Section 25. MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

A) Adoption of Principles of Governance

Motion by Press & supported by Gannon to adopt the Principles of Governance. MOTION CARRIED UNANIMOUSLY

Gannon will print out a fresh copy of these Principles with the Planning Commission members' names to be signed at the next meeting.

NEW BUSINESS

A) Sign Illumination

Members discussed this text in the ordinance. Van Steenhuyse will revise the text accordingly.

B) Off Street Parking

Members discussed this & reviewed the text. They were comfortable with the text provided and encourage pervious surfaces and storm water management. VanSteenhuyse will consult with Lewis about any questions he has.

NEXT MEETING 8/26/09

1. Sign illumination Text Review
2. Webster Township's Master Plan amendments

CALL TO THE PUBLIC

Opened at 8:52 p.m.

No comments.

Closed at 8:59 p.m.

ADJOURNMENT

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

**Ingrid Weisz
Recording Secretary**