

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
September 23, 2009
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:03 p.m. There were 4 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Beemer

OTHERS PRESENT: Rob Nesbitt, 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

Press added D) Wind Energy Ordinance to New Business

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

APPROVAL OF MINUTES

Motion by Porath & supported by Press to approve the 9/9/09 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

A) Text Amendment effective 9-7-09 and B) Text Amendment effective 12-26-08

Members reviewed these amendments.

C) Gannon received a flyer on a workshop on Adaptive Reuse by MSU Extension Service.

D) Ligon received a flyer on the Livingston County Municipal Summit in October.

PLANNER'S REPORT None.

ZONING BOARD REPORT

Don Speer reported on the 8/14/09 meeting.

TOWNSHIP BOARD REPORT

Dobis reported on the 9/16/09 meeting.

LAND DIVISION REPORT None.

ZONING ADMINISTRATOR None.

PUBLIC HEARING None.

OLD BUSINESS

A) Proposed Text Amendment to Chapter 31, Sec. 1 - General Standards for Signs

Nesbitt went over the LSL memo on these changes. The amendment allows for reader boards to contain either manually changeable lettering or an electronic message unit. It also limits usage in A-O & residential districts.

Motion by Ligon and supported by Gannon to set a date for a public hearing on these text amendments to Chapter 31, Section 1 - General Standards for Signs. MOTION CARRIED UNANIMOUSLY

B) Proposed Text Amendment to Chapter 31, Sec. 2 - Commercial Vehicle Parking in Residential Districts

Nesbitt went through the LSL memo on these text changes to the gross vehicle weight limits.

Motion by Gannon and supported by Porath to set a date for a public hearing on these text amendments to Chapter 31, Section 2 – Commercial Vehicle Parking in Residential Districts. MOTION CARRIED UNANIMOUSLY

C) Chapter 26, table 26-2 & Chapter 29, Sec. 25 – On Site Housing

Nesbitt went over the LSL memo. The township board directed the Commission to consider allowing an owner of a business to reside on the same site as the business. Nesbitt wondered why the board was making this request. The Planning Commission previously recommended that the special land use allowing on site dwelling for custodial or plant security personnel in C-2 and M-1 districts be deleted. Furthermore, they do not back this proposal. Members felt the board would benefit from reviewing this LSL memo & from further discussion on this topic with Nesbitt.

Motion by Dobis and supported by Ligon to recommend deleting the special land use for a dwelling unit housing custodial or plant security personnel and they do not recommend that the ordinance be amended to allow an on site dwelling unit for a business owner. MOTION CARRIED UNANIMOUSLY

D) Adoption of Principles of Governance

Gannon received the correct spelling of members names to give to Guyon .

NEW BUSINESS

A) Huron Valley Watershed Council Presentation by Keith Tianen

Tianen had to adjust & limit his presentation since the township computer was not operating. He spoke about the Portage Creek watershed & noted that agricultural uses seem to be more detrimental to the watershed than residential uses. The greatest danger is due to impervious cover and centralized sewer systems. His research shows that centralized sewer systems do not improve water quality. It is better to manage sewage with on site systems. Members felt they needed more education on accommodating density while retaining rural characteristics. Tianen encouraged members to check the website www.HRWC.org in order to review various maps & other information not shown at his presentation due to the inoperable computer. Member will review his Codes & Ordinances Worksheet.

B) Review of Planning Commission Bylaws

LSL did not receive a copy of the Bylaws so this discussion was postponed until the next meeting.

C) Land Division representative

Press expressed an interest in this position & will be the representative.

D) Wind Energy Ordinance

Ligon & Press attended a class on this subject that convinced them that the Putnam Master Plan needs amending to support small, medium, and large windmills; vertical and horizontal ones; and regulation based on setbacks rather than by the size of the parcel. Members were curious as to why LSL did not advise them of these items.

NEXT MEETING 10/14/09

1. Adoption of the Principles of Governance
2. Review of Planning Commission Bylaws
3. Wind Energy Ordinance discussion
4. Public Hearings
 - a. Text Amendment to Chapter 31, Sec. 1, General Standards for Signs
 - b. Text Amendment to Chapter 31, Sec. 2, Commercial Vehicle Parking in Residential Districts
5. Discussion of Tianen's Codes & Ordinances Worksheet

CALL TO THE PUBLIC

Opened at 8:55 p.m.

Dale Collingham, Meadow Lane, asked what size wind generator was required for a residence.

Ralph Munson, D-19, felt Putnam Township was sounding like Ann Arbor & was concerned that it was moving towards encouraging greater density.

Closed at 9:02 p.m.

ADJOURNMENT

Motion by Ligon and supported by Porath to adjourn at 9:02 p.m. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**