

**PUTNAM TOWNSHIP
PLANNING COMMISSION & TOWNSHIP BOARD JOINT MEETING
August 27, 2008
MINUTES**

CALL TO ORDER

Supervisor Rau called the meeting to order at 7:05 pm. There were 15 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Porath, Lester, Gazdecki, Ligon, Balk, Gannon, Dobis, McCloskey, Guyon, Rau, Buerman, Klein.

OTHERS PRESENT: Steven Van Steenhuyse, Planner, Ingrid Weisz, Recording Secretary.

PLEDGE OF ALLEGIANCE BY ALL PRESENT

JOINT MEETING AGENDA WAS APPROVED UNANIMOUSLY

CALL TO THE PUBLIC

Opened Call to the Public at 7:07pm

Dale Collingham, Meadow Lane, suggested that the township website post requests for volunteers & skills needed.

Closed Call to the Public at 7:08pm

BUSINESS

1) Home Based Businesses Discussion

Rau suggested changing this name to Property Based Businesses. There was little support for this, but members felt it necessary to have an accurate definition for both Home Occupations and Home Based Businesses. Balk clarified that the Planning Commission had decided to not have a section in the ordinance for Home Based Businesses. Van Steenhuyse's memo was incorrect in stating that they had decided to leave it until later. Hence, if there is nothing specifically stated in the ordinance on Home Based Businesses, then they are prohibited unless the business predates the original ordinance. In that case, it would be legal. The main motivation for the township is clearly to remain residential. However, the impact of some of the Home Based Businesses on the surrounding areas needs to be considered.

There was some discussion about allowing a small sign for home occupations. Members decided against this. Questions arose about the 20% of floor area allocated for the home occupation and the limit of only one occupation per dwelling unit.

Most wanted to allow Home Based Businesses as long as they were regulated. Ligon stated that, in her experience, as trucking businesses grew, they became the most problematic. A member of the Zoning Board, who lives in the Lakes district, was in favor of pursuing a Home Based Business ordinance because there are too many trucks & too much 'junk' in her neighborhood. Lester reiterated that Home Based Businesses need to be tied to the zoning district and reminded all that this ordinance language presented in Van Steenhuyse's memo was a draft only; it was, by no means, finalized, but only as far as the Planning Commission had gotten with it.

Members discussed various kinds of businesses and again discovered how complicated this issue becomes. Enforcement was noted as a challenge. If the ordinance was left as is, the township could choose to enforce only serious violators about whom it received complaints. Selective enforcement is not ideal, but may be the best existing option. Then discussed handling these aspects within the noise or blight ordinance, but that too gets problematic. It was also determined that if the Board decided to have the Planning Commission continue to develop a Home Based Business section of the ordinance, that it would take a good deal of time to work out and manpower to enforce. A straw poll (4 to 2) finally determined that the board did not want the Planning Commission to pursue this further.

CALL TO THE PUBLIC

Opened call at 9:10 pm

Terry Ryback felt the township needed Home Based Business language in the ordinance.

Closed call at 9:11 pm

ADJOURNMENT

Motion by Lester and supported by Balk to adjourn at 9:11 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz