

Putnam Township
Zoning Board of Appeals
September 10, 2007
Minutes

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:02 p.m.
- 2) Roll call: Present – P. Kekes, T. Benedetti, R. Anderson-Field, J. Lester, B. Press, B. Dolata (absent with notice), L. Christian (alternate) K. Fordyce.
- 3) A motion was made by B. Press and supported by J. Lester to accept the minutes of August 13, 2007 as presented. Minutes approved by all with two abstentions/Anderson-Field & L. Christian. (5-0).
- 4) Call to Public: 7:12 p.m.
Close to Public: 7:13 p.m.
- 5) Approval of Agenda without additions: Motion made by K. Fordyce and supported by B. Press. Approved by all (7-0).
- 6) Old Business: none
- 7) New Business:

To request interpretation as to the appropriate commercial zoning district for an unclassified use – mini golf.

Discussion:

Mini-golf appears to fit under C-R recreational district. Problem is that C-R has no place for smaller recreational parcels. C-R has a minimum lot size of 5 acres.

Mini-golf does not appear to fit under C-1. The principal uses currently listed under C-1 do not apply to mini-golf.

C-2 includes all the uses of C-1 but with special use permit approval could include open air business uses, according to Chapter 27. Mini-golf could possibly be considered under C-2.

A public hearing of the Putnam Township Planning Commission for the purpose of receiving comments on draft amendments to Title IV, Property Regulation and Zoning of the Codified Ordinances for Putnam Township, Livingston County is scheduled for 7pm on September 26th, 2007 at the Township Annex Offices.

A request for an opinion from the planner was made but the results have not been given to the ZBA members as of this meeting.

The ZBA can only address the current approved zoning ordinances, not any working drafts of changes that may come forth in the planning process. It was stated that there will be proposed language changes to add mini-golf to the C-1 district, and will be presented at the public hearing on September 26th, 2007. The public will have the right to comment at that time on any changes to the ordinances.

Open to the Public: 7:38pm

1. Mike Kroll – 2774 Tiplady: Spoke in favor of C-1 Zoning as correct placement for mini-golf. (reference was made to the mini-golf already started by Mr. Colone in Hell.)
(Speaker was informed that the ZBA is not hearing a specific request for any zoning change for any property owner. The ZBA is addressing the interpretation of current ordinances only. All residents near C-1 zoning were notified as any changes in C-1 zoning would affect all residents near C-1 zoned properties.)
2. Mike Riordan – 4331 Patterson Lake Rd.: Does the Zoning Board have the authority to answer the question regarding appropriate placement of mini-golf? Answer: The ZBA has authority to interpret “current” zoning ordinances.
3. Thomas Stephens – 432 Honey Creek Ct.: Any changes to allow mini-golf in C-1 districts affects all properties that have C-1 zoning. Noise, lights and parking affect the surrounding properties. Mini-golf does not fit in C-1.
4. Jerry Balk – Chairperson Planning Commission: The process for change in ordinances will take longer no matter what is decided tonight.
5. Keith Miller of 404 Honey Creek Ct.: States that he was informed by the Supervisor that the mini-golf would be zoned for C-1. He is not in favor of mini-golf in C-1. It will affect the residents in the area near the mini-golf.
6. Charles M. Goslin – 5931 Pinckney Rd.: Mr. Goslin asks that the request to approve mini-golf in C-1 be denied. He is not in favor of the mini-golf in C-1 due to the affects on all residents living near C-1.
7. Deborah Skinner (Trustee of Charles M. Goslin) – 5931 Pinckney Rd. Howell.: A letter from D. Skinner was read. She requests that the ZBA deny the use of ‘subject’ property for a mini-golf course ‘in order to remove the element of impropriety from the township and to maintain an atmosphere of legal, citizen oriented township decision making.’

Close to the Public: 7:55 p.m.

Further Discussion:

Mini-golf should be looked at under C-R. The ZBA can only interpret the current ordinances.

Motion made by B. Press and supported by L. Christian for the placement of mini-golf in C-R zoning district under the current ordinances. Motion supported by all. (7-0)

T. Benedetti made a motion to allow mini-golf in C-2 district. There was no second. Motion failed.

8) Adjournment: Motion made by J. Lester and supported by B. Press to adjourn meeting at 8:07 p.m. Motion supported by all. (7-0)

Respectfully submitted,

Kathleen C. Fordyce
Secretary