

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
January 25, 2006
MINUTES**

CALL TO ORDER

The meeting was called to order by Chairperson Balk at 7:00 pm. There were two citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Dobis, Balk, Gannon, Porath, Ligon, Gazdecki, Lester.
OTHERS PRESENT: Rob Nesbitt, Planner, Ingrid Weisz, Recording Secretary

APPROVAL OF AGENDA

The order of the items under Old Business was rearranged.

Motion by Lester & supported by Gannon to approve the revised agenda . MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Under Township Board Report in the second line 'curb & cutter' was changed to 'curb & gutter'.

Motion by Dobis & supported by Ligon to approve the revised 1/11/06 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Members received calendars from the Huron River Watershed. Balk passed out the Webster Township Master Plan for review by members.

LANNER'S REPORT None.

ZONING BOARD REPORT None.

TOWNSHIP BOARD REPORT

At the 1/18/06 meeting, the following topics were discussed: passed accessory space & height requirements, fire department winter conference, 2 rezonings were passed, operating millage for the fire department, bond issue for township, accepted board of review mail in's.

LAND DIVISION REPORT None.

PUBLIC HEARINGS None.

CALL TO THE PUBLIC

Opened Call to the Public at 7:08 pm.

Closed Call to the Public at 7:09 pm.

OLD BUSINESS

A) Zoning Ordinance Review

Nesbitt went over an initial memo on the proposed zoning ordinance outline and districts. The intention is to reorganize, consolidate, & review the ordinance. Members discussed this memo and its contents. It was noted that the R-1-A designation could create a legal nonconforming lot.

Motion by Dobis and supported by Ligon to amend the current R-1-A zoning district from a minimum of 2 acres to a 3 acre minimum to be more compatible with the Master Plan designation. MOTION CARRIED UNANIMOUSLY.

APPROVED 1

Motion by Lester and supported by Ligon to schedule a public hearing on March 22, 2006 regarding the current R-1-A designation from a minimum of 2 acres to a 3 acre minimum with publication of the hearing by February 26, 2006. MOTION CARRIED UANIMOUSLY.

There was discussion, agreement and support for eliminating use variances by the Zoning Board of Appeals per direction from the Township Board.

Motion by Ligon and supported by Dobis to amend the ordinance to eliminate use variances as a power of the Zoning Board of Appeals. MOTION CARRIED UANIMOUSLY.

Motion by Porath and supported by Balk to schedule a public hearing on March 22, 2006 regarding eliminating use variances as a power of the Zoning Board of Appeals with publication of the hearing by February 26, 2006. MOTION CARRIED UANIMOUSLY.

B. Private Stable Fencing.

This item was discussed. It was decided to work on this as part of the upcoming revisions to the ordinance.

C. Review of 9/28/05 Minutes

On page 2 under Call to the Public on line 3 'R-1-AAA' was changed to 'R-1-A'.

NEW BUSINESS None.

OTHER BUSINESS None.

NEXT MEETING 2/8/06

- A. Review of above 2 amendments.
- B. Wetlands Ordinance Review
- C. Sliding Scale for A-O district

ADJOURNMENT

Motion by Gannon and supported by Porath to adjourn at 9:05 pm. MOTION CARRIED UANIMOUSLY

Ingrid Weisz
Recording Secretary