

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
October 22, 2008
MINUTES**

CALL TO ORDER

Chairperson Balk called the meeting to order at 7:04pm. There were 5 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: Lester.

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

APPROVAL OF AGENDA

Gazdecki added two items to New Business: C) Meet the Candidate comments; D) Energy Conservation.

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

APPROVAL OF MINUTES

Dobis stated that the request from the July 23 motion to change the minimum lot width for RS-3 from 200' to 150' has not yet reached the Board. Balk will check the status of this with Rau.

Motion by Dobis & supported by Porath to approve the 7/23/08 agenda. MOTION CARRIED UNANIMOUSLY

Motion by Porath & supported by Balk to approve the revised 8/27/08 agenda. MOTION CARRIED UNANIMOUSLY

Motion by Gannon & supported by Porath to approve the 9/24/08 agenda. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE None

PLANNER'S REPORT None

ZONING BOARD REPORT None

TOWNSHIP BOARD REPORT

Dobis reported on an 10/15 meeting. He reminded members that motions need to have reasons within them.

LAND DIVISION REPORT None

ZONING ADMINISTRATOR None

PUBLIC HEARINGS None

CALL TO THE PUBLIC

Opened Call to the Public at 7:22pm

Closed Call to the Public at 7:23pm

OLD BUSINESS None

NEW BUSINESS

1. Home Based Business discussion, LSL memo & notes from 10/15 Township Board meeting.

Balk reviewed the history of the Planning Commission's work on Home Based Businesses. After long discussions on this topic, the Commission decided against HBB. Then there was a joint meeting with the Township Board where it was again decided not to pursue this topic. After the joint meeting, the township board decided to have the Planning Commission take another look at this topic given the far ranging discussion that happened at the joint meeting.

Members proceeded to go through Van Steenhuyse's memo and the 10 points to review from the township board. It was decided to create an additional chapter covering home based businesses & home occupations. They would have a new title – Businesses Permitted in Residential Districts. There are 2 kinds of these businesses – A. Businesses Permitted by Right (previously called Home Occupations) and B. Businesses Requiring A Special Land Use Permit (previously called Home Based Businesses). Definitions & descriptions of each would be covered in this chapter as well as in the appropriate chapters in the ordinance.

Van Steenhuyse's memo was reviewed thoroughly. Under Businesses Requiring a Special Land Use Permit, the RS-2 District was added. There was much discussion about lot size vs district size & the question was finally allocated to a list of items for Van Steenhuyse to review. Other items for the planner's feedback were:

- a) if there is a violation, can the permit be rescinded?
- b) does the term 'machinery' need any further definition?
- c) more information on alternative electrical power generators, especially wind power
- d) should there be requirements of:
 - 1) a 300 foot notice to neighbors & publication in the newspaper for a business requiring a special land use as is done for a rezoning
 - 2) no business use of any heavy equipment in the lakes district

2. Discuss increasing detached accessory structure size limits.

Motion by Dobis and supported by Ligon to table this discussion due to the late hour.

MOTION CARRIED UNANIMOUSLY

3. Meet the Candidates comments.

Gazdecki withdrew this item.

4. Energy Conservation

This was added to the list for the planner's feedback.

OTHER BUSINESS None

NEXT MEETING 11/12/08

A) Continuation of Home Based Business Discussion with LSL Input from Questions Generated 10/22

CALL TO THE PUBLIC

Opened call at 9:44 pm

Closed call at 9:45 pm

ADJOURNMENT

Motion by Dobis and supported by Balk to adjourn at 9:45 pm. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**