

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
October 26, 2011
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:00 p.m. There were 11 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Hood, Porath, Press, Ligon, Gannon, Beemer, Marhofer.

OTHERS PRESENT: Brian Borden, Senior LSL Planner, Tom Lewis, Zoning Administrator, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:01 p.m.

Bonnie Westfall, 3078 Hunters Way, understood the township needed to have an area designated for MHP, but did not understand why the TMZ Farm was chosen; asked why a MHP was in the Master Plan before a developer had requested it; wanted the minutes posted immediately for the public.

Tom Benedetti, Patterson Lake Rd, was against the MHP south of the Village; said the choice was a reaction by the Commission to the Hendee lawsuit; it will increase the density there; west & east sides of the site go down 50'-60'; asked if members had visited the site; there would be no access to sewer – it had not been granted by the Village; there are many other sites available; it should be located next to industrial or commercial districts; it will decrease property values; said the letter in reply to MacRitchie was not written by Carney but by the township lawyer & should not be signed by Carney.

Don Smith, 3053 Hunters Way, lives in Saddlebrook subdivision & is opposed to the MHP proposed site.

Rebecca Foster, Pinckney Village President, said that text in the amendment referring to the site being next to the Village waste treatment facility was misleading; Village has given no access to township; it is not up to the Village & the developer; it must be determined by entering into a legal contract; MHP site, & its corresponding high density, should not be south of town; better to be along M36 and near groceries, doctor offices, restaurants, etc.

David Brant, 3112 Hunter Way, against the MHP proposed location, it will alter the traffic pattern; the area is at a high elevation; asked where the water would go; the scope & size of the proposed site should be appropriate.

Tom Benedetti, Patterson Lake Rd, said the MHP designation allowed more than just mobile homes, specifically gas storage as well; the township would need a water treatment facility if the Village did not allow access; asked if the residents refused to sell to a MHP developer, would the township be willing to follow through with legal action against its own residents.

Closed 7:19 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Press & supported by Porath to approve the 9/14/11 minutes as amended. MOTION CARRIED UNANIMOUSLY

Motion by Ligon & supported by Press to approve the 9/14/11 closed session minutes. MOTION CARRIED (Porath and Hood opposed)

CORRESPONDENCE

- A. L.C.Planning Connection was in the members' packets.
- B. Dexter Township approved Master Plan & Lewis has copies if members want one.
- C. Renee MacRitchie's letter was included in the members' packets. A letter in response to her letter by Carney was handed out to the members.
- D. Gannon spoke to the Dexter & Hamburg township zoning administrators about their MHP sites. The former call them 'Special Planning Areas' & have one located near Dexter-Pinckney & North Territorial Roads; the latter has Hamburg Hills, a mobile home park of about 250 units in a residential area.

PLANNER'S REPORT None.

ZONING BOARD REPORT No meeting.

TOWNSHIP BOARD REPORT

Press reported on the 10/19/11 Board meeting.

LAND DIVISION REPORT

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Members received this list in their packets. There were no new issues.

PUBLIC HEARINGS None.

OLD BUSINESS

A) Master Plan Update

Motion by Ligon and supported by Hood to reopen review of possible MHP sites for additional discussion. MOTION CARRIED UNANIMOUSLY

A site west of the Village on M36 and another east of the Village on M36 on the south side behind a commercial area were raised for reconsideration.

1) Jeff Green letter

Mr. Green requested his one acre parcel be master planned for single family residential use. It is currently commercial. Borden felt a request for rezoning from commercial to residential, when it was master-planned commercial, could be problematic. Members asked about access to Honey Creek & utilities, felt a residential master-planned lot could be a buffer to the commercial area, & could stimulate jobs for the township. Green would need to request a rezoning in order to build there but wanted to be in compliance with the Master Plan when that request was made.

Motion by Porath and supported by Hood to Master Plan Green's 1 acre parcel (#4714-26-1000-023) as MDR. MOTION CARRIED (Marhofer abstained)

2) Pinckney Road reroute at gravel pit

This reroute is on hold until the Road Commission has funds for the work. Members discussed a mixed use category for this area & felt the owner should be consulted. The Commission will not act until action is begun by the Road Commission.

3) October 2011 Draft

The possible MHP sites mentioned above 1) need to be researched in terms of elevation, slope, wetlands, etc. Lewis gave members copies of the February 2011 memo from Borden on the 4 possible MHP sites evaluated then. Borden will bring more information for the members to review at the next meeting.

B) Conditional Rezoning discussion

Borden briefly went over his text. Conditions for this kind of rezoning must be offered by the applicant, not the Commission. This text would make expectations & the process clear. The Commission would have no obligation to accept these conditions. It must meet the rest of the ordinance standards as well. Members need more time to review this text. It will be revisited after the Master Plan review is complete.

C) Multi Use Zoning discussion

This is often done via the PUD Ordinance but Borden felt it was not the best approach for Putnam. Using SLU would work more effectively. Borden will get more information to the members on this issue & it will be revisited in 2012 after the Master Plan review is finished.

NEW BUSINESS None.

FUTURE MEETING 11/9/11

1. Master Plan Update discussion

Topics for meetings in 2012

1. Conditional Rezoning discussion
2. Multi Use Zoning discussion

CALL TO THE PUBLIC

Opened at 8:50 p.m.

Rebecca Foster, Pinckney Village President, appreciated the Commission reconsidering the MHP site; said the Village has conditional rezoning and it has worked well.

David Brant, 3112 Hunter Way, asked why the Commission was looking only at 1 contiguous plot of 80 acres rather than distributing several plots throughout the community; asked if notices were sent to the public about these planning sessions; felt parcels coming up for sale seemed to be the criteria for picking a site; wanted to know total number of homes in township.

Tom Benedetti, Patterson Lake Rd, thought if a MHP developer had a resident who did not want to sell, that the developer could sue the township & asked if the township would back the developer.

Bonnie Westfall, 3078 Hunters Way, said township officials were considering MHPs because of a legal decision; does not want MHP at this site.

Closed at 9:00 p.m.

ADJOURNMENT

Motion by Porath and supported by Press to adjourn at 9:03p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary