

**PUTNAM TOWNSHIP
PLANNING COMMISSION MEETING
November 9, 2011
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:00 p.m. There were 13 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.

David Brant, 3112 Hunter Way, corrected his statement made at the last Planning Commission meeting, saying he was concerned about elevation changes and fumes from the wastewater treatment plant.

Rob MacDovald, 450 Magic, is on the Village Planning Commission and wanted the members to know that the sewer treatment plant is close to capacity & would not be usable by a mobile home park.

Bonnie Westfall, 3078 Hunters Way, thanked the members for re-evaluating potential MHP areas.

Closed 7:05 p.m.

APPROVAL OF AGENDA

The date for the approval of the minutes was corrected to 10/26/11.

Motion by Porath & supported by Press to approve the agenda as amended. MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Some clarifications were made to the 10/26/11 minutes.

Motion by Porath & supported by Ligon to approve the 10/26/11 minutes as amended. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE None.

PLANNER'S REPORT None.

ZONING BOARD REPORT No meeting.

TOWNSHIP BOARD REPORT

Press reported on the special 11/2/11 Board meeting about the Lakeland Trail.

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

Borden went over his memo. The 'new' possible MHP site on the north side of M-36 west of the Village turned out to be a land locked parcel to which vehicular access would be extremely unlikely.

Area #2 would be an expansion of the current MHP site, have access from D19, & be adjacent to the Village. However, it has numerous development constraints (wetlands & steep slopes) and includes an area that has recently been given a lengthy extension to their mining permit.

Area #4 is a good size, has access from M-36 and is relatively close to the Village but also has some development constraints and a possible potential traffic impact.

Hood felt there were flaws with the currently proposed site off Patterson Lake Rd & was concerned about a possible sewer smell in that area. Other members visited the site & found no odor. Apparently, there should be no odor if the treatment facility was operating correctly.

Hood offered another MHP site possibility east of the Village, south of M36 & east of Dexter-Pinckney Rd. This area would potentially have access to both M36 and Dexter-Pinckney Rd, is adjacent to the Village and school property, & is in a high density residential & light industrial area already. However, it too has development constraints and would reduce the amount of land planned for commercial and eliminate all land currently planned for light industrial.

Access to a sewer treatment facility is an important consideration for a MHP site. Hood spoke to Hamburg Township about extending the sewer to this new area as well as Area #4 and was told it was a possibility. With this in mind, members were more inclined to move the MHP area to #4.

With regard to Master Planning for MHPs, motion by Ligon and supported by Porath, to retain the current 80 acres north of the Village and add to it evaluation area #4 while removing area #1 on Patterson Lake Rd. MOTION CARRIED (Porath & Press against mainly due to the traffic impact)

A public hearing was set for 12/14/11.

Some discussion ensued about changing the area west of D19 that is currently planned as LDR to MDR, but consensus was to leave it as is to uphold the rural goals of the township.

NEW BUSINESS None.

FUTURE MEETING 12/14/11

1. Master Plan Update Public Hearing

Topics for meetings in 2012

1. Conditional Rezoning discussion
2. Multi Use Zoning discussion
3. Ordinance Issue List

CALL TO THE PUBLIC

Opened at 8:20 p.m.

Kari Olds, 11490 Appaloosa Trail, asked how many additional areas were to be Master Planned for MHP & how much tax revenue the township would realize with a MHP.

David Brant, 3112 Hunter Way, was concerned about the ratio of non-MHP to MHP residences, felt there was no giant piece of flat land in this township for MHP, asked if there would be a charge to the developer to build a sewer system and if the township had any plans to move to a storm sewer system.

Closed at 8:32 p.m.

ADJOURNMENT

Motion by Marhofer and supported by Beemer to adjourn at 8:32p.m. MOTION CARRIED UNANIMOUSLY

**Ingrid Weisz
Recording Secretary**