

**PUTNAM TOWNSHIP  
PLANNING COMMISSION MEETING  
December 14, 2011  
MINUTES**

**CALL TO ORDER**

Chairperson Gannon called the meeting to order at 7:01 p.m. There were 17 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, Michael Homier, Township Attorney, Ingrid Weisz, Recording Secretary.

**CALL TO THE PUBLIC**

Opened at 7:01 p.m.

Dale Collingham, 9502 Meadow Lane, wanted the public hearing to provide an opportunity for public comment.

Closed at 7:02 p.m.

**APPROVAL OF AGENDA**

A review of the 10/26/11 minutes was added to the next section

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

**APPROVAL OF MINUTES**

The spelling of a name in the 11/9/11 minutes was corrected.

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

A typographical error under Old Business in the 10/26/11 minutes was corrected.

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

**CORRESPONDENCE** None.

**PLANNER'S REPORT** None.

**ZONING BOARD REPORT**

Gannon reported on the 11/28/11 meeting.

**TOWNSHIP BOARD REPORT**

Press reported on the 11/16/11 Board meeting and on the closed special 11/29/11 Board meeting with the township attorney.

**LAND DIVISION REPORT**

**ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST**

Members received this list in their packets. There were no changes; some dates were updated.

## **PRESENTATION:**

A) LSL Planners on the Optional Expansion of LB along E. M36 east of the Village.

Borden went over the Township's request to review & consider the expansion of the Local Business district along East M-36 with the purpose of allowing for commercial expansion that could service & buffer the potential Manufactured Home Park district. Members discussed this & felt there were some residences in the area specified.

**Motion by Ligon & supported by Gannon to amend the current Local Business district on the Future Land Use Map to include the areas designated on the December 2011 map. MOTION CARRIED (Press, Porath, Marhofer opposed).**

## **PUBLIC HEARING**

A) Public Hearing for the Draft Master Plan Update

Borden gave a presentation on the Master Plan update background & process. He summarized the text changes & the Future Land Use map noting again that the Master Plan is a long range guide, not the ordinance; it does not change zoning but can be a guide to zoning changes. The initial priorities were 1) to review the established goals & update them to support & protect the Township's environmental resources; 2) Future Land Use map review for additional commercial areas & to define an alternate MHP site. The Township Board must approve the Commission's recommendation or return it to the Planning Commission to review & revise.

**Motion by Porath & supported by Gannon to open the Public Hearing on the Draft Master Plan Update at 7:58pm. MOTION CARRIED UNANIMOUSLY**

Opened for Comments from the Public at 7:58pm

Jerry Balk, 7310 Farley Rd, felt some members had been through this update process for some time & did not understand why the Green property was not accepted; that wherever the MHP site is placed, there will be disagreement; that it must be designated where it will benefit the majority of the township rather than the individual; asked how the MHP residents will get out to M36; thinks the new location south of M36 is a bad idea.

Tom Benedetti, 2948 Patterson Lake Rd., thanked the Commission for reviewing the previous MHP site; felt that wherever the MHP was located, its residents would end up on M36; likes the commercial strip in front of the MHP site since it will hide the MHP from view; feels the new MHP site will be close to schools & shopping.

Dale Collingham, 9502 Meadow Lane, stated the area north of M36 to be designated LB is residential; wanted 2-3 acres sites there rather than LB; wondered if the commercial area would end up going all the way to the township border.

Herb Rossow, 1602 E M36, asked about the location of the sewer system; will the taxpayer pay for it; the water is not draining now – how will it be handled with a MHP on site; between 2 & 4pm one can not get onto M36 now – how will that work with a MHP; thinks township will need a new traffic law & taxes will go up.

Ivan Green, 1480 E M36, asked how many acres were planned for frontage for the MHP & how deep it was.

Jerry Balk, 7310 Farley Rd, said members need to think about the MHP designation; that if it gets zoned MHP, there is no return from it.

Tom Benedetti, 2948 Patterson Lake Rd., did not see RBR in this plan; current zoning for rifle range is RBR; he thought all uses for RBR (such as rifle ranges) could be applied to any AP & RP-masterplanned land.

Mike Hendee, 1313 Rush Lake Rd, stated that there were 2 big pipelines of 2' and 3' that run through the proposed MHP property.

Closed for Comments from the Public at 8:24pm

**Motion by Porath & supported by Ligon to close the Public Hearing on the Draft Master Plan Update at 8:24pm. MOTION CARRIED UNANIMOUSLY**

### **OLD BUSINESS**

A) Draft Master Plan Update

Members reviewed the comments received from the public & discussed the Master Plan update. During the discussion, member Hood proposed an alternative MHP configuration and passed out information for the members to consider and discuss.

**Motion by Beemer & supported by Ligon to adopt the resolution recommending the Update to the Putnam Township Master Plan including the December 2011 Future Land Use Map to the Township Board. MOTION CARRIED (Porath, Press, Hood opposed)**

**NEW BUSINESS** None.

**FUTURE MEETING** 1/11/11

1. 2012 Election of Officers
2. Ordinance Issue List
3. AT&T Cell Tower

Topics for future meetings in 2012

1. Conditional Rezoning discussion
2. Multi Use Zoning discussion
3. Rezoning after moratorium

### **CALL TO THE PUBLIC**

Opened at 8:58 p.m.

Herb Rossow, 1602 E M36, asked when the next meeting was scheduled.

Jerry Balk, 7310 Farley Rd, advised the members to know what they were voting on when they vote.

Closed at 9:00 p.m.

### **ADJOURNMENT**

**Motion by Ligon and supported by Gannon to adjourn at 9:00p.m. MOTION CARRIED UNANIMOUSLY**

**Ingrid Weisz**

**Recording Secretary**