

**PUTNAM TOWNSHIP  
PLANNING COMMISSION MEETING  
April 11, 2018  
MINUTES**

**CALL TO ORDER**

Chairperson Porath called the meeting to order at 7:06 p.m. There were 17 citizens in attendance.

**ROLL CALL**

MEMBERS PRESENT: Porath, Lomber, Gannon, Ligon, Beemer, Hood and Klein.

MEMBERS ABSENT: None.

OTHERS PRESENT: Ken Damrel, Township Zoning Administrator, Brian Borden, LSL Planner, Phil Westmoreland, Township Engineer and Pamela Kekes, Recording Secretary.

**CALL TO THE PUBLIC**

Opened at 7:06 p.m.

No Response.

Closed at 7:06 p.m.

**APPROVAL OF AGENDA**

**Motion by Porath and supported by Lomber to approve the agenda as amended by removing 9) Old Business B. MOTION CARRIED.**

**APPROVAL OF MINUTES**

**Motion by Beemer and supported by Lomber to approve the 3/14/18 minutes as presented. MOTION CARRIED.**

**CORRESPONDENCE** – Letter from Hamburg Township its intent to start the process to review and prepare a new edition of the Hamburg Township Master Plan.

**PLANNER'S REPORT** – Nothing to report.

**ZONING BOARD of APPEALS REPORT** – Gannon reported on the March 26, 2018, meeting.

**TOWNSHIP BOARD REPORT** – Klein reported on the March 21, 2018, meeting.

**LAND DIVISION REPORT** – Nothing to report.

**ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST** – Damrel stated that his report is included in Commissioners' packets. He noted that he is receiving complaints about junk vehicles throughout the Township and the present process for property owners with wetlands. Commissioners felt that the Wetland Review Board could review and look for alternatives regarding the fees.

**FIRE MARSHALL REPORT** – Nothing to report.

**PUBLIC HEARING**

A. Rezoning Request-6611 Farley Rd., #4714-01-400-021

1. Commissioner Beemer recused himself due to conflict of interest as he is applicant's son and left the room.

2. Borden presented his report dated March 28, 2018. Applicant is requesting rezoning of approximately 15 acre parcel from RR (10 minimum) to RS-2 (3 acre minimum). The proposal is consistent with the Township's Future Land Use Map and compatible with the current and intended use of the property. The property is also compatible with RS-2 requirements in use and dimension.
3. **Motion by Gannon and supported by Lomber to open the Public Hearing at 7:31p.m. MOTION CARRIED.**
4. Barb Clay, 6603 Farley Road, adjoins property and was not in favor of the rezoning.
5. **Motion by Gannon and supported by Ligon to close the Public Hearing at 7:36p.m. MOTION CARRIED.**
6. **Motion by Lomber and supported by Gannon to recommend approval to the Putnam Township Board rezoning of 6611 Farley Road., #4714-01-400-021 from RR to RS-2. MOTION CARRIED.**
7. Commissioner Beemer returned to the meeting.

### **OLD BUSINESS**

- A. Gawley & Reason Roads Private Road Application.
  1. Westmoreland, Spicer Group, reviewed his March 13, 2018 report.
  2. Borden presented his March 28, 2018, report.
  3. Jim Newbold, 7990 Gawley Road, fourth house, wanted to understand what changes have been made to the original recommendations.
  4. **Motion by Ligon and supported by Beemer to recommend to the Putnam Township Board approval of the Gawley & Reason Roads Private Road Application**
    - **Subject to compliance with Township Engineers letter dated March 13, 2018.**
    - **That all parties (households) have agreed to the Declaration of Easement and Maintenance Agreement along with review from Township Attorney.****MOTION CARRIED.**
- B. Discussion 340-33 Private Roads & Shared Driveways – Table for next month.
- C. Discussion 340-85 Table of Uses – Retail Establishment Gross Floor Area – Wait on reviewing the Table of Uses until the review of the Master Plan is completed.

### **NEW BUSINESS**

- A. Discussion 340-47 Table of Uses for A-O to add Commercial Solar Energy Systems. Damrel updated the Commissioners on feedback from Livingston County Planning. **Motion by Ligon and supported by Klein to add Commercial Solar Energy Systems to 340-47 Table of uses. MOTION CARRIED.**
- B. Discussion of Article XIII Special Land Uses to add Solar Energy Systems – No action taken on this item.

### **CALL TO THE PUBLIC**

Opened at 8:39 p.m.

Barb Clay, 6603 Farley Road, asked questions about concern over noise with Wind Energy and Commissioners clarified that they were only addressing Solar Energy Systems.

Closed at 8:41 p.m.

### **ADJOURNMENT**

**Motion by Beemer and supported by Lomber to adjourn at 8:41 p.m. MOTION CARRIED.**

Pamela Kekes, Recording Secretary