

PUTNAM TOWNSHIP

**PLANNING COMMISSION MEETING
May 11, 2011
MINUTES**

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:02 p.m. There were 4 citizens in attendance.

ROLL RSCALL

MEMBERS PRESENT: Balk, Porath, Press, Ligon, Beemer, Gannon.

MEMBERS ABSENT: Dobis.

OTHERS PRESENT: Brian Borden, Senior LSL Planner, Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened 7:03 p.m.

No comments.

Closed 7:03 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Ligon & supported by Porath to approve the 4/13/11 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

Members received an email regarding a brown bag lunch & talk on 5/25/11 on Complete Streets hosted by Livingston County Planning.

PLANNER'S REPORT None.

ZONING BOARD REPORT No meeting

TOWNSHIP BOARD REPORT Dobis was absent

LAND DIVISION REPORT No meeting.

ZONING ADMINISTRATOR'S ORDINANCE ISSUE LIST

Lewis had a conflict & was unable to attend the meeting. His issues will be discussed at the next Planning Commission meeting in June.

PUBLIC HEARINGS

A) Rezoning of parcel #4714-30-300-005 for Northstar Reach camp

Motion by Balk & supported by Ligon to open the Public Hearing for the rezoning of parcel #4714-30-300-005 at 7:08pm. MOTION CARRIED UNANIMOUSLY

Borden reviewed the details of rezoning this property from A-O to RBR. Although most of this Northstar Reach Camp project is in Unadilla Township, 32 acres of land are in Putnam. The applicant wishes to relocate a portion of the entrance road in order to move it farther from the local residential neighborhood. The purpose of this rezoning is to establish a zoning designation consistent with the

prior, current, & intended use of the property as a group campground. If the parcel remained zoned A-O, it would be nonconforming & they would not be able to expand in the future.

Opened for Comments from the Public at 7:15pm

Doug Armstrong, CEO for Northstar Reach gave some history of the property. At one point, the University of Michigan was considering selling it for condominium development. Instead, they leased it to Northstar so that they could restore it as a campground for children with serious medical problems. Northstar wants to make the area sustainable with green buildings, water recycling, and preservation of its natural area. They are expecting a Final Site Plan approval from Unadilla by the end of the month.

Closed for Comments from the Public at 7:28pm

Members felt this use was ideal for the township.

Motion by Balk & supported by Ligon to close Public Hearing for the rezoning of parcel #4714-30-300-005 at 7:36pm. MOTION CARRIED UNANIMOUSLY

Motion by Press & supported by Balk to recommend approval of the rezoning of parcel #4714-30-300-005 from A-O to RBR. MOTION CARRIED UNANIMOUSLY.

Rationale for assenting opinion:

1. generally consistent with the Master Plan
2. consistent with established uses of the property
3. will have low impact on surrounding properties

OLD BUSINESS

A) North Star Reach discussion

Borden went over his memo evaluating his initial review of the Preliminary Site Plan. Armstrong & the members discussed the issues brought forward by the planner including:

- 1) having a gravel drive
- 2) the proposed 16' drive width not complying with minimum requirements (24')
- 3) grass surfacing for overflow parking lots
- 4) additional detail for the proposed ground sign
- 5) additional detail for the proposed gates
- 6) concerns around compliance with the required natural feature setback and encroachment into unregulated wetlands

NEW BUSINESS None.

FUTURE MEETING

6/8/11

1. Zoning Ordinance issues
2. NorthStar Reach preliminary site plan review

CALL TO THE PUBLIC

Opened at 8:06 p.m.

No comments

Closed at 8:06 p.m.

ADJOURNMENT

Motion by Balk and supported by Ligon to adjourn at 8:07p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary