

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

CALL TO ORDER

Chairperson Gannon called the meeting to order at 7:03 p.m. There were 30 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 7:05 p.m.

Tom Benedetti, Patterson Lake Rd, was against the MHP south of the Village, asked why there was a Closed Session, felt it should be at the end of the meeting like they are in San Diego, said it was all about the Hendee case, asked why the TMZ site was being considered.

Alison Wilson, 2542 Patterson Lake Rd, referenced the memo from Dexter Township about the Master Plan update, had no idea this MHP site was being considered.

Terence Maynard, 11471 Appaloosa Trail, felt a MHP would bring down the value of his property, lead to his house being underwater, was opposed to MHP.

Jessann Martin, 2861 Saddlebrook Ct, Lori Burrows, 2883 Saddlebrook Ct, Jason Wagle & Laurie Mooney, 456 Honey Creek Ct felt that allowing manufactured housing would cause many problems including more road congestion on an already busy road and a decrease in home values.

Joe Vellardita, 2060 Swarthout, asked if the Commission was planning on getting through the whole agenda; he has conditional zoning concern.

Closed 7:25 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Press & supported by Hood to approve the 7/13/11 minutes. MOTION CARRIED UNANIMOUSLY

CORRESPONDENCE

A. L.C.Planning Connection & the Census Circular were in the members' packets.

B. Porath submitted an email from Rebecca Foster, Pinckney Village President, stating that the Village 'rarely extends services beyond the Village limits without annexation & that capacity may be an issue for such intensive land use'.

C. Gannon announced that Dobis had resigned. Press resigned his position on the Planning Commission to be appointed by the Township Board as Trustee and liaison to the Planning Commission.

PLANNER'S REPORT None.

ZONING BOARD REPORT No meeting.

TOWNSHIP BOARD REPORT

Press reported on the 8/17/11 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) Closed Session to consult with Township Attorney concerning pending litigation.

Motion by Ligon and supported by Porath to adjourn to closed session to discuss certain pending civil litigation with the Township Attorney, Planner, & Zoning Administrator, the discussion of which, in public, would have a detrimental financial effect on the Township's trial or settlement strategy; and to discuss a written confidential legal opinion with the Township Attorney, Planner, & Zoning Administrator. MOTION CARRIED UNANIMOUSLY

Motion by Press and supported by Hood to close the closed session at 8:20pm. MOTION CARRIED UNANIMOUSLY

Motion by Press and supported by Ligon to return to the original agenda. MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

A) Master Plan Update – workshop to review comments

1) Dexter Twp comment

Borden reviewed Dexter Township's supportive comments. He is working on adding a Zoning Plan table to the text & making the connection between the Master Plan & the Zoning Ordinance.

2) Mr. Green's comment

Mr. Green intends to replace a home destroyed by fire that was built on his parcel. He would like this parcel to be rezoned residential in the Master Plan. It is currently commercial. If it is left as is, they could request a rezoning to residential. No action was taken.

3) Draft Future Land Use Map & text review

Borden went over these & members made some changes. He will be adding a table. The Supervisor requested some changes to the Future Land Use map. Borden will investigate these.

Opened Call to the Public at 8:55pm

Sheryl Miller, 404 Honey Creek Ct, was opposed to the 1 acre split & asked why the closed session could not be scheduled separately & not during the Planning Commission meeting.

Kenton Fensch, 11173 Luann Drive, said TMZ should remain an organic farm which helps keep jobs in Michigan.

Alison Wilson, 2542 Patterson Lake Rd, was opposed to the MHP off Patterson Lake Rd & felt Dexter Township was more aware of the update than the public

Tom Benedetti, Patterson Lake Rd, said the map he has did not match what was on the screen, asked if anyone on the Commission was aware of the Asti report, said this was a 'reaction committee' not a Planning Commission, that it has been subversive & sneaky, MHP should not be in that area, there was a rural preservation area across the street, the Village will not extend utilities past its

borders, property values will be affected, MHP districts should be in an area surrounded by commercial or industrial districts.

David Wroble, 11469 Saddlebrook Circle, was opposed to MHP, MacRitchie turned the property into an organic farm, asked if public got a vote in this.

Mary McGraw, 2838 Patterson Lake Rd, was opposed to MHP, concerned about property values declining.

George & Sue Colone, 2550 Patterson Lake Rd, lived there a long time, were opposed to MHP, concerned about property values declining, people probably wouldn't want to live next to a septic field because there is a bad septic/sewer smell in the spring.

Donald Gutekunst, 2791 Patterson Lake Rd, lived there a long time, was opposed to MHP, waiting to be notified of this change.

Don Smith, 3053 Hunters Way, opposed to the MHP, Future Land Use map does not make sense.

Jonathan Mohl, 3096 Hunters Way, Jezabel Brasch, 3017 Hunters Way, Lisa Rowley, 2675 Patterson Lake Rd, Mark Pavlicek, 11360 Saddlebrook Circle, were opposed to the MHP on the Future Land Use map.

Sarah Wroble, 11469 Saddlebrook Circle, was opposed to the MHP & felt it would have a negative affect on property values.

Tom Benedetti, Patterson Lake Rd, expects compensation and property taxes to drop, said Master Plan is a plan, not necessarily going to happen now or next year, this was all about the Hendee case, can not support it, it's not a good site, it should be in a high density area, the Township has been trying to keep the public in the dark about this whole issue by not posting minutes to the web site. Closed Call to the Public at 9:20pm

B) Set Public Hearing for Master Plan Update

This will be determined at the October meeting.

C) Conditional Rezoning discussion

Borden discussed this topic. It needs to be regulated & can be helpful in some instances. A rezoning can not be conditioned unless the applicant offers conditions. A variance can not be created based on conditions. That would require an amendment.

Lewis told the Commissioners that this was initiated by a request to restore the old schoolhouse at Farley & M-36. It is currently a residential zone & the possible buyer is interested in making it into small offices & would request it to be commercial. The Master Plan does not currently allow for this. Conditional rezoning could be a tool to do this or the Master Plan could be revised to make it a commercial district.

Joe Vellardita, 2060 Swarthout, gave background information on his interest in purchasing this property.

Currently, there are no provisions for conditional rezoning in the ordinance. Borden will research this.

D) Multi Use Zoning discussion

This discussion was mostly concerning possible kinds of zoning once the section of D-19 is rerouted. Lewis & Borden gave the Commissioners information on mixed uses under PUDs, C1 zoning, and overlays. The PUD ordinance might need amending. Borden will investigate this issue further.

E) Motion by Gannon and supported by Ligon to accept Renee MacRitchie's letter dated 9/9/11 of opposition to the proposed manufactured housing zoning. MOTION CARRIED UNANIMOUSLY

FUTURE MEETING 10/26/11

1. Ordinance Issues List
2. Conditional Rezoning
3. Multi Use Zoning
4. Master Plan Update

CALL TO THE PUBLIC

Opened at 10:03 p.m.

Don Smith, 3053 Hunters Way, felt the Planning Commission should not hold a meeting on 11/23/11. Tom Benedetti, Patterson Lake Rd, felt a MHP would impact the residents by millions of dollars & asked that the minutes be posted appropriately. He was not able to access any minutes before August online.

Closed at 10:08 p.m.

ADJOURNMENT

Motion by Press and supported by Beemer to adjourn at 10:08p.m. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary