

PUTNAM TOWNSHIP
REGULAR MEETING MINUTES
PUTNAM TOWNSHIP HALL, 3280 W. M-36, PINCKNEY, MI
FEBRUARY 16, 2011

CALL TO ORDER

Meeting opened at 7:03 PM with Pledge of Allegiance led by Supervisor Rau.

ROLL CALL

Present: Rau, Guyon, McCloskey, Chambers, Klein, Dobis and Carney
Absent: None
Others Present: Tom Lewis, Zoning Administrator; Mark Pascoe, Township Engineering Consultant; Carrie Humble, Recording Secretary

CALL TO THE PUBLIC

Opened at 7:04 PM.

Supervisor Rau informed the public that the Township Hall foyer was vandalized and requested if anyone has information to please contact the Sheriff's office.

Closed at 7:04 PM.

APPROVAL OF AGENDA

A motion was made by Carney and supported by Guyon to approve the agenda as amended. MOTION CARRIED, 7-0.

APPROVAL OF CONSENT AGENDA

A motion was made by McCloskey and supported by Klein to approve the consent agenda with the following item removed for discussion and/or approval. MOTION CARRIED, 7-0.

1. Treasurer's Report: Treasurer Carney stated that two Patterson Lake Sewer district properties were sold at tax sale for \$250 per lot. The Township is now responsible for paying \$6,000+ in delinquent fees from the Sewer Fund. Feels the Board may want to consider purchasing such properties in the future. He will look into who should be notified at the Township of such sales and the process to obtain these properties. Also, the \$200 Senior Center Event Fund will be moved from the General Fund and placed in a Trust Agency Account as will any incoming donations from these events.

COMMITTEES

1. Lakeland Trail Committee: Treasurer Carney and Trustee Klein attended a meeting with MDOT, the Road Commission, the Village of Pinckney, Consumers Energy and Charter Cable to clear up issues with the trail plan. Mark Pascoe, Township Engineering Consultant gave an update on several timelines with a 7/15/11 construction start date.
2. Township Square Maintenance Committee: Supervisor Rau-Landscape Bid Specifications are available.
3. Fire Hall Building Committee: Treasurer Carney-Bid Specifications went out 2/14/11, 20 companies are bidding. Preliminary Site plan will be presented 2/23/11; final site plan 3/9/11 to the Planning Commission and to the Township Board on 3/16/11.
4. Fire hall Construction Committee: No report.

PUBLIC HEARING: HOME BASED BUSINESS APPLICATION FOR FABIRON, LLC, OWNER RICHARD HELGESON JR.

A motion was made by Rau and supported by Chambers to Open the Public Hearing at 7:17 PM. MOTION CARRIED, 7-0.

No response.

A motion was made by Rau and supported by Guyon to Close the Public Hearing at 7:18 PM. MOTION CARRIED, 7-0.

A motion was made by Carney and supported by Chambers to approve the Home Based Business permit for Fabiron, LLC, 3113 W. M-36, #4714-21-200-065, owned by Richard Helgeson Jr., expiring 2/16/2012. MOTION CARRIED, 7-0.

PUBLIC HEARING: HOME BASED BUSINESS APPLICATION FOR TURFSCAPE, LLC, OWNER MICHAEL MCDADE

A motion was made by Rau and supported by McCloskey to Open the Public Hearing at 7:22 PM. MOTION CARRIED, 7-0.

No response.

A motion was made by Rau and supported by Carney to Close the Public Hearing at 7:23 PM. MOTION CARRIED, 7-0.

A motion was made by Chambers and supported by Guyon to approve the Home Based Business permit for Turfscape, LLC, 1682 E. M-36, #4714-24-400-012, owned by Gary Storie, expiring 2/16/2012. MOTION CARRIED, 7-0.

PUBLIC HEARING: HOME BASED BUSINESS APPLICATION FOR METRO WEST SERVICES, LLC, OWNER PAUL MCKOLAY

A motion was made by Rau and supported by Klein to Open the Public Hearing at 7:27PM. MOTION CARRIED, 7-0.

Letter received from Conlin, McKenny & Philbrick, P.C. on behalf of Marhofer/Campbell Building Co., L.L.C., owner of building sites 420,444,449,473, & 497 Grayhawk Ct., stating this is a commercial operation on a residentially zoned lot, noted that filing deadline in Ordinance was 1/1/10 and should have said 1/1/11, observation of property indicates "unsightly conditions," "parking congestion," and "outside storage." Concerned with negative impact on clients' property values and ability to sell.

Letter received from Joseph Hovorka, 322 Fruitdale Lane, stating concerns for road maintenance, privacy & security, use of property and storage of business inventory.

Letter received from Jim Roth, 10720 Dexter Pinckney Rd., stating the subject property should remain residential and would have a negative impact on property values, traffic control, safety issues, pollution, noise and other disturbances if permitted.

Letter received from David Utchel, 396 Grayhawk Ct., stating concerns with negative impact to surrounding properties, feels this business is commercial use, issues with parking & number of employees, wood pile is an eyesore; rodent and fire hazard, concerns with chemical storage, concerned that authorization to use private rd. for heavy equipment & commercial vehicles has not been obtained and issues with hours of operation and noise disturbance. Not intending to interfere with anyone's livelihood and feels it is in everyone's best interest for the applicant to rent an off-site storage facility for storing vehicles, trailers, lawn cutting & fertilizer equipment, tree chippers, chemicals, fertilizer and any other items related to the business.

Jack Campbell of Marhofer/Campbell, 420, 444, 449, 473, 497 Grayhawk Ct., supports Home Based Business but noted the typographical error for the Ordinance application submission deadline for exceptions which should have read 1/1/11, referenced concerns as stated in attorney's letter and provided photos of applicant's property condition.

David Utchel, 396 Grayhawk Ct. reiterated his concerns as presented in his letter to the Board, also concerned with current zoning of applicant's parcel (RS2), states parcel is 1.9 acres so

feels appropriate zoning would be RS3. Stated that there is a second business being run out of this residence. Worried about pesticide storage and potential well water contamination. Are there codes for pesticides? Will there be monitoring? How often will inspections be made and will they be random? Will there be ground water testing? What happened to "Keep Rural"? Does not want expansion. Has concerns with what is being burned at applicant's property. Will taxes go down to reflect the property value going down with a Home Based Business so close? Who should he contact with concerns and complaints? Would like supplies, etc. stored off site. Supervisor Rau stated for the record that Metro-West does the Township fertilizing.

Eric Gross, 350 Fruitdale, says the signed agreement is to use Fruitdale equally which is owned by Joe Havorka. He has issues with current parking of business vehicles, traffic congestion and the safety of the children and residents. This is a private road.

Joe Havorka, 322 Fruitdale, states road is deeded to his property. He would like the issues to be resolved before he approves a release to Metro-West for easement. At this time there is no formal private road agreement.

Paul McKolay, 378 Fruitdale, said neighbors had no issues with him for the past three years until the Ordinance came in to play. It is not a large business. Keeps the fertilizer storage to a minimum. The pesticides are MDA regulated and locked up. Sells wood from clearing trees as part of his business. Maintains grass and does road maintenance (gravel & chloride).

A motion was made by Rau and supported by Carney to Close the Public Hearing at 7:47 PM. MOTION CARRIED, 7-0.

A motion was made by Carney and supported by Klein to table a decision on the Home Based Business Permit for Metro West Services to the 3/16/11 Board meeting to obtain a written agreement from the affected residents addressing the issues presented. MOTION CARRIED, 6-1.

OLD BUSINESS

1. Urban Cooperation Act Agreement with the Village of Pinckney: **A motion was made by Carney and supported by McCloskey to table a decision to the 3/16/11 Board meeting for minor language revisions. MOTION CARRIED, 7-0.**

2. Dog Barking Issue Update: Township attorney is reviewing current General Law Ordinance to be presented at the 3/16/11 Board meeting authorizing law enforcement to issue citations.

3. Parking and Loading Zoning Ordinance Draft Language: Tabled to 3/16/11 meeting and formed a committee consisting of Trustee Klein; Robert Press, Planning Commission; Tom Lewis, Zoning Administrator and Dale Collingham, Zoning Board of Appeals to review truck classifications and language.

4. Lakeland Trail Fund: **A motion was made by Carney and supported by McCloskey to add \$200,000 from the General Fund Budget to the Lakelands Trail Improvement Fund in order to pay incoming invoices and to reimburse the General Fund when payment is obtained from the DNRE grant. Roll Call Vote: Yeas: Guyon, Carney, Rau, McCloskey, Klein, Dobis and Chambers. Nays: None. MOTION CARRIED.**

NEW BUSINESS

1. ZBA Appointment: **A motion was made by Rau and supported by Dobis to approve the appointment of Jim Gannon as the Planning Commission liaison to the ZBA expiring January, 2012. MOTION CARRIED, 7-0.**

2. Township Hall Microphones: **A motion was made by McCloskey and supported by Klein to table purchasing microphones for the Board table to obtain additional bids. MOTION CARRIED, 7-0.**

3. Michigan Association of Municipal Clerks Institute: **A motion was made by Guyon and supported by Carney to pay up to \$1,100 (from 680.9) for the deputy clerk to attend the MAMC Basic Institute 3/13-3/18/11. Roll Call Vote: Yeas: Rau, Guyon, Dobis, McCloskey, Klein, Chambers and Carney. Nays: None. MOTION CARRIED.**
4. Resolution to Adopt Amendment to Zoning Ordinance #42: **A motion was made by Carney and supported by Dobis to adopt Resolution #11-04 which adopts Ordinance #52, amending Zoning Ordinance #42; Chapt. 26 Commercial and Industrial Districts, Sec. 5 Table of Uses, Table 26-2. MOTION CARRIED, 7-0.**
5. Resolution to Adopt Amendment to Zoning Ordinance #42: **A motion was made by Klein and supported by Carney to adopt Resolution #11-05 which adopts Ordinance #53, amending Zoning Ordinance #42; Chapt. 18 Definitions Sec. 5 Definitions G-H; Chapt. 19 General Provisions Sec. 24 Home Occupations; Chapt 21. A-O Agricultural/Open Space District Sec. 2 Table of Uses; Chapt. 22 Single Family Residential Districts Sec. 4 Table of Uses; Chapt. 23 Two Family & Multiple Family Residential Districts Sec. 4 Table of Uses. MOTION CARRIED, 7-0.**
6. Resolution to Adopt Amendment to Zoning Ordinance #42: **A motion was made by Rau and supported by Chambers to table a decision on the approval of Ordinance #54, amending Zoning Ordinance #42 regarding Pawnshops for language revisions until the 3/16/11 Board meeting. MOTION CARRIED, 7-0.**
7. Fireworks Display: **A motion was made by Klein and supported by Dobis to approve the application from Gary Locher for a fireworks display on Portage Lake 2/26/11. MOTION CARRIED, 7-0.**

SECOND CALL TO THE PUBLIC

Two people spoke about several issues at the Senior Center including Senior Director's job description, input on Senior Calendar of events, requested party fund clarification, party planning & printing costs. Requested to meet with the Township Board.

One person volunteered to be on the committee reviewing the Parking & Loading Ordinance language.

One person who had spoke during the Public Hearing for Metro-West stated that he felt he would be left out of the neighbors' resolution because he does not live on the same road, also feels the Ordinance is being broken by Metro-West with retail sales & requests to file parking complaint. He will send a new letter addressing these concerns.

One person thanked the Board for recognizing and trying to resolve the ongoing dog barking issue.

One person said she has called both the police & animal control regarding the dog barking, referenced 1/19/11 minutes regarding timeline for resolving this issue.

One person spoke in reference to the Public Hearing for Metro-West questioning if firewood sales are retail sales and feels his property is in good condition with the business & firewood.

One person requested an update on the Cable situation. Supervisor Rau responded, stating Cable Company has provided a map showing where cable coverage is and that costs to obtain cable in the non-covered areas will be provided at the 3/16/11 meeting.

ADJOURNMENT

There being no further business, **meeting adjourned at 9:03 PM.**

Carrie Humble
Deputy Clerk
Recording Secretary

Reviewed by:
Sally D. Guyon, CMC
Putnam Township Clerk