

**Putnam Township
Zoning Board of Appeals
January 9, 2006
Minutes**

- 1) The meeting was called to order by Chairman Pam Kekes at 7:00 pm.
- 2) Roll call: Present – P. Kekes, T. Benedetti, R. Anderson Field, K. Fordyce
J. Gannon, B. Press, B. Dolata,
(P. Carney Zoning Administrator present.)
- 3) Motion to approve minutes of December 12, 2005 as presented made by B. Press,
supported by B. Dolata. Minutes of December 12, 2005 approved by all(7 – 0)
- 4) Board members will receive additions to the Zoning Book at the end of the meeting
in a work session.
- 5) Quarterly Meeting will be in February, date will be communicated per P. Carney
- 6) Old Business:

Location: 2551 Patterson Lake Rd.
Owner: Drs. Aline & Joseph Mesh
Tax # 14-34-200-023 & 14-34-200-024

- a) Plan regarding purchase of trees submitted by P. Carney for ZBA review.
Locations of trees were placed on a map. P. Carney will recommend 19 trees
instead of 16. The additional trees are to be placed at homes closest to the tower.
The recommendation is that a mixture of deciduous as well as evergreens should
be used. White pine is one of the recommended evergreens as they grow well in
this area.
 - b) Attorney is looking at the resolution and a response should be ready in February.
- 7) New Business:

- a) To hear a request for a variance in R-1-D Zoning to build a garage. Relief from
Chapter 19, Section 53 of the Putnam Township Zoning Ordinance, front and
side setbacks.

Location: 11022 Kennedy Dr.
Owner: Randall Clingan
Tax#: 14-25-401-006

Larry Blanchard – Builder and Randall Clingan presented their plan. It includes
tearing down the car port and shed. The 6’ side setback is existing and would be
lengthened. The total lot coverage will be 33.5%. The well which is near the
driveway & road will be protected.

Call to public: 7:22pm

- Norman Johnston of 11091 Kennedy, spoke in support of the planned
changes.

- Greg Field, 11067 Kennedy Dr. spoke in support of the planned changes.
- Jerry Balk, 7310 Farley Rd. raised a question about whether this meeting meets the open meetings requirements. The agenda was not posted at the Township Hall or in news papers until late in the day of January 9, 2006. P. Carney called Tracey for clarification. All people within 300ft were notified. Calendar reflects meeting dates.

Call to the public: closed at 7:44pm

Board discussed whether to continue the meeting. A motion was made by B. Dolata and supported by B. Press to continue the meeting. The motion was passed. (6 for 1 against-Fordyce)

B. Press motioned to approve a request for a variance to build a garage in R-1-D zoning, relief from Chapter 19, Section 53 of the Putnam Township Zoning Ordinance with relief from front set back of 22' rather than the required 30' and relief from side set back of 6' rather than the required 10', with the understanding that the shed would be removed. Motion was supported by B. Dolata. Motion passed unanimously (7-0)

- b) To hear a request for a variance in AO Zoning to build an outbuilding between the front building line and front lot line on a corner lot on the side of a dedicated easement for a shared driveway.

Location: 7488 Hinchey Rd.
 Owner: Gary & Rita Storie
 Tax #: 14-08-100-028

The owners' Gary & Rita Storie presented their request for building a pole barn.

T. Benedetti requested that we discuss the related ordinances and the requirement of variance related to this property. Questions were raised regarding whether this property should be considered a corner lot or not. The ordinance is unclear regarding private driveway and dedicated easement.

B. Dolata moved that we treat this request as a dedicated easement and therefore the property has two front lot lines and therefore two front yards. Motion was supported by B. Press. Motion passed. (6-for & 1 against.)

In further discussion, it was stated that the doors to the barn will face Hinchey Rd. The house entrance is on Hinchey Rd.

Call to Public: 8:15pm

- a) Randy Sieler 10674 Michael Blvd. spoke in support of the barn placement. It is a shared drive only for the back lots.
- b) Anthony Cawdill 7650 Hinchey Rd. spoke in support of the barn placement.

Motion to approve a request for a variance in AO Zoning to build an outbuilding between the front building line and front lot line on a corner lot on the side of a dedicated

easement for a shared driveway made by R. Fields and supported by J. Gannon. Motion passed unanimously (7-0)

- c) Pat Carney has a change in office hours. He is in all day on Monday, Wednesday and Thursday.
- d) P. Kekes discussed workshop for board members. All expressed an interest in attending. P. Kekes will check to see what is covered.

There being no further business, J. Gannon moved to adjourn meeting at 8:32pm.
T. Benedetti supported motion. All voted in favor. (6-0) none opposed.

Respectfully submitted,
Kathleen Fordyce