

**Putnam Township
Zoning Board of Appeals
October 23, 2006
Minutes**

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:00 pm.
- 2) Roll call: Present – P. Kekes, R. Anderson Field, K. Fordyce
B. Press, B. Dolata, T. Benedetti, J. Lester
(P. Carney Zoning Administrator - present.)
- 3) Agenda Re-ordered: By-Laws will be at end of Agenda
- 4) September 11, 2006 minutes: A motion to approve as presented was made by B. Dolata and supported by P. Press. Minutes approved (6-0 with 1 abstention- J Lester absent with notice for 9/11/06 meeting)
September 25, 2006 minutes will be reviewed and approved later in the agenda with the review of the By-Laws.
- 5) New Business:
To hear a request for a variance in R-1-D zoning to remove an old cottage and build a new residence. Relief from Chapter 10, Article 6, Section 53 Chart of the Putnam Township Zoning Ordinance.
 1. Side setback each side(8' rather than 10'
 2. Rear setback 7' rather than 30'

Location: 11916 Algonquin
Owner: Joan Engel & Lynne Smith
Tax # 14-36-401-034

Explanation of Project: Brian Donovan – Contractor and Joan Engel presented plans and drawings for the house. Questions were raised about the 3' raised stoop planned for the side of the house. Does it affect the request for the side setback of 8'. P. Carney indicated no as it not enclosed or covered.

Open to Public: 7:22pm

William Brady at 11920 Algonquin , the next door neighbor indicated no objections to the plans. The house will be aligned with the other houses along the waterfront.

Closed to the Public: 7:24 pm

Discussion: The square footage is 24' X 32' for 1008 sq.ft. There will be an unheated porch and no garage. Concern was expressed that the side stoop not go into the 5' easement.

Motion made by T. Benedetti to approve the request for relief from Chapter 10, Article 6, Section 53 Chart of the Putnam Township Zoning Ordinance and allow a side setback each side of 8' rather than 10' and a Rear setback of 7' rather than 30'. Motion supported by B. Dolata. Motion approved (6 – 1against-Kekes)

To hear a request for a variance in AO zoning for a pole barn addition. Relief from Chapter 19, Article 6, Section 53 Chart of the Putnam Township Zoning Ordinance.

1. Side setback of 13' rather than 40'.

Location: 4585 W. Schafer
Owner: Michael & Dawn Walling
Tax ID: 14-05-100-012

Explanation of Project: Michael & Dawn Walling addressed the request. There was an existing tin barn 52' X 60' existing on the site. They had a legal land use permit to replace the tin barn with a new barn. The Barn was replaced in 2000. The lean-to was not on the original land use permit. The owner was informed by the inspector that he needed to complete the replacement and lean-to within one year. This was done. He believed he had followed all the requirements.

Discussion: The permit to replace the barn was not written correctly, through no fault of the owners. The owner replaced the original non-conforming tin barn.

Call to Public: 7:53pm

P. Kekes distributed folders of information presented by the neighbor James and Sherry Day who are against the pole barn as it causes the barn to be approximately 110' 8" from their home. They believe it affects the re-sale value of their property. The variance causes an undue hardship upon and adversely affects their property. The addition causes the pole barn to be approximately 15' 9 " from the property line.

Close to the Public at 7:54pm.

Discussion: The barn was originally measured from the road. This is an error by the township. The Wallings should not be accountable for the township error.

A motion was made by T. Benedetti and supported by J. Lester. The original barn was 24' from the lot line. The Zoning Administrator in 2000 approved a land use permit for allowing the new structure to be within 27' from the side setback rather than 40'. The owners were informed that they could add a lean- to on to the same permit within a year. This was completed within a year. The lean-to was added using the permit to decrease the side setback from 27' to 13' which is the current side setback rather than the 40', therefore a side setback of 13' rather than 40' is being granted. Motion approved (7-0)

6. Draft of Bylaws were reviewed and a poll was taken to delete Rule 15, 16, and 17. # 18 should read annually rather than bi-annually.

A motion was made by T. Benedetti and supported by B. Press to approve the ZBA by-laws with the changed to delete #15, 16, and 17 and correct #18 to read annually rather than bi-annually. Motion approve (7-0)

7. Minutes of September 25, 2006 were reviewed. A motion was made by J. Lester and R. Fields to approve the minutes as presented. (6-1- abstain K. Forydce)
8. There being no further business, a motion was made by P. Kekes and supported by T. Benedetti to adjourn the meeting at 9:00pm. Motion approved (7-0)

Respectfully submitted,
Kathleen Fordyce