

**Putnam Township
Zoning Board of Appeals
November 27, 2006
Minutes**

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:00 pm.
- 2) Roll call: Present – P. Kekes, T. Benedetti (via teleconference), R. Anderson Field, K. Fordyce, B. Press, B. Dolata,, J. Lester, (P. Carney, Zoning Administrator - present.)
- 3) A motion was made by B. Press and supported by B. Dolata to accept the minutes of November 13, 2006 as presented with the following corrections: p.1 #5 under explanation of project first paragraph, sentence 1,2,3,4- change retaining wall to “sea wall”. On page 3, the first motion insert the date December 11th 2006 after the words “to table this request to....”. On page 3 the second motion also needs the date December 11th inserted after the words “to table this request to...”
Minutes with corrections approved by all. (7-0)
- 4) Call to Public: 7:08pm
Close to Public: 7:09pm
- 5) Old Business:

- 1) The request for a variance in R-1-D Zoning to build an accessory structure on a vacant lot within 125’ of the principal structure has been tabled until December 11th, 2006.
- 2) The request for a variance in R-1-D Zoning to remove a cottage and build a new home according to the Putnam Township Zoning Ordinance has been tabled until December 11th 2006

Location: Nita
Owner: Ronald Hotzel
Tax ID#: 14-36-300-007

It is recommended that the ZBA Board members revisit the re-staked site.

- 6) New Business:
 - 1) To hear a request for a variance in R-1-AA Zoning from Chapter 19, Article 6, Section 53 Chart, front setback(24’ rather than 50’) and (40’ rather than 50’) or a variance from Chapter 24, Section 2D, Shared Residential Driveway (40’ rather than 66’)
- Location: 7119 Pinckney Rd.
Owner: John & Treva Wilhelmsen
Tax #: 14-12-100-008

Explanation of project:

Maia Johnson – Sterling Homes presented the request on behalf of Mr. & Mrs. Wilhelmsen who are in Florida.

The Wilhelmsen’s have 16.43 acres and live in the house at the south end of the property. Their intent is to split the 16+ acres into 3 parcels. There needs to be access to the

parcels that are off the road. Because of the site distance, the Road Commission will only allow 1 dwelling to access each easement. This will require 3 driveway cuts across the present parcel. The splits will be allowed under present zoning ordinance, and the Road Commission is only allowing 1 driveway per easements presenting a hardship.

Discussion:

Questions raised about the minimum width of a driveway (usually 12 -16ft). An easement must be 66ft.

Open to Public: 7:38pm

Ralph Munson: 6680 Pinckney Rd.

Raised questions about the easement: "The easement goes with the property."

Closed to Public: 7:40pm

Further discussion:

Questions were raised about the easement north of the barn and clarification about where the road would be located in relation to the existing pavement & driveway for the existing house.

Motion made by J. Lester and supported by B. Dolata to approve the request of the north easement to allow 40' rather than 50' from the barn.

Rationale: There is a hardship due to the topography.

Motion approved by all (7-0).

Motion made by T. Benedetti and supported by J. Lester to approve a setback of 24' from the easement to the south side of the existing house.

Rationale: There is a hardship for the applicant because the road commission is only allowing one parcel for each easement and the easement requirements are 66' and the existing house is 90' from the property line.

Motion approve by all (7-0)

2) P. Kekes received a letter from the Board of Trustees indicating that Liz Christian has been approved as an alternate.

3) J. Lester reported that the Planning Commission will be looking at a lake residential district. The Planning Commission Chair will be selecting an outside person to serve as a facilitator to discuss options. The ZBA will be invited to participate with the Planning Commission in these work group discussions.

4) T. Benedetti reported on the retirement gift presented to D. Knopf. Contributions can be made to T. Benedetti.

7. There being no further business a motion was made at 9:30pm by J. Lester and supported by T. Benedetti to adjourn the meeting. Motion approved. (7-0)

Respectfully submitted,
Kathleen Fordyce