

**Putnam Township
Zoning Board of Appeals
December 11, 2006
Minutes**

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:00 pm.
- 2) Roll call: Present – P. Kekes, (via teleconference), R. Anderson Field, K. Fordyce, B. Press, B. Dolata,, J. Lester, Alternate – L. Christian, P. Carney, Zoning Administrator
Absent with notice: T. Benedetti
- 3) A motion was made by R. Fields and supported by B. Press to accept the minutes of November 27, 2006 as presented with the following correction: Date of approved minutes should be November 13, 2006
- 4) Call to Public: 7:08pm
Close to Public: 7:09pm
- 5) Old Business:

a) To hear a request for a variance in R-1-D Zoning to build an accessory structure on a vacant lot within 125' of the principal structure. Relief from Chapter 26, Sec 12, A-1 Area (2304 sq. ft rather than 800 sq. ft.) and C. Maximum Height (24' rather than 18ft.). Relief from Chapter 19, Section 15, B Waterfront Setback (18' rather than 30') of the Putnam Township Zoning Ordinance.

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

Penny & Ron Hotzel and Mr. Donovan, builder presented their request. They considered the concerns presented at the November 13th meeting and reduced the size from 3360 sq ft. to 2304 sq ft. The accessory building will also be further away from the water's edge.

Questions were raised again about the height of the building. Is the height of 24' needed for the entire length of the building. Answer: The height is not needed for the entire length of the building.

Call to Public: 7:22pm
Close to Public: 7:23pm

Further Discussion:

Question raised about the amount of lot coverage. Answer: Approximately 11%.

Motion made by J. Lester and supported by R. Fields to approve a variance in R-1-D Zoning to build an accessory structure on a vacant lot within 125' of the principal structure, relief from Chapter 26, Sec. 12 A-1 (2304sq.ft.) rather than 800 sq. ft. and C- Maximum Height (24') for the back portion of the building and (20') rather than (18') for the front portion, not to exceed (36') for the front portion. All approved (7-0)

b) To hear a 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. Relief from Chapter 19, Article 6, Section 53, Side yard Setback (3.5' each side rather than 10') and Rear Yard Setback (7' rather than 30'). Relief from Chapter 19, Article 2, Section 15, Waterfront Setback (20' rather than 30').

Location: 1352 Nita
Owner: Ronald Hotzel
Tax # 14-36-303-012

Penny & Ron Hotzel and Mr. Donovan, builder presented their request. They considered the concerns presented at the November 13th meeting. The size of the proposed house has been reduced. Lot coverage is 44%, reduced from the original request which had a lot coverage of 53%. Footprint of 1726 sq. ft. reduced from the original request of 2072 sq.ft footprint. This will be a two story house with 3460 sq.ft of living space.

Call to Public: 8:48pm
Close to Public: 8:49pm

Zoning Board members expressed appreciation for the willingness of the applicant to take the ZBA recommendations and make changes.

Motion made by R. Fields and supported by B. Press to approve a variance in R-1-D Zoning to remove a cottage and build a new home, with relief from Chapter 19 Article 6, Section 53, Side Yard Setback. Each side (4.5' rather than 10'), Rear Yard Setback (7' rather than 30'), Relief from Chapter 19, Article 2, Section 15, Waterfront Setback (20' rather than 30'). Motion approved by all (7-0)

- 6) New Business:
P. Kekes reports that the Planning Commission Chair is meeting with potential facilitators to develop expectations and outcomes for the joint meeting to discuss lake district planning.
7. There being no further business a motion was made by J. Lester and supported by K. Fordyce to adjourn the meeting at 9:15pm. Motion approved. (7-0)

Respectfully submitted,
Kathleen Fordyce