

**Putnam Township
Zoning Board of Appeals
February 13, 2006
Minutes**

- 1) The meeting was called to order by Chairman Pam Kekes at 7:02 pm.
- 2) Roll call: Present – P. Kekes, T. Benedetti, R. Anderson Field, K. Fordyce
B. Press, B. Dolata,
(P. Carney Zoning Administrator present.)
- 3) Motion to approve minutes of January 9, 2006 made by R. Fields and supported by
B. Dolata with the following corrections: page 2 a) under motion passed should read
“(6-for and 1 against – Benedetti)” and 2 a) last sentence should read “It is a shared
drive only for the back lots which are presently undeveloped.” Minutes of January 9,
2006 approved by all as corrected. (6 – 0)

4) Old Business:

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

- a) Letter from Township attorney regarding “Mesh Height Exception for HAM
Radio Tower Planting of Trees on Neighboring Property as Part of Buffering
Plan” read by P. Carney. This letter will go to the residents.
The ZBA recommends the following changes to the letter:
 - Add #5 “You are responsible for the maintenance and watering of the
trees.”
 - Also recommend that this letter have a cc for Mr. Hopengarten and the
ZBA.
 - There needs to be a copy of the approved plan with the letter. The letter
refers to the plan and each person getting this letter should have the plan
attached.

P. Carney made multiple attempts to reach Mr. Hopengarten regarding the plan
for the trees.

- b) The Resolution needs the following corrections:
 - Page 4 b): The ZBA recognizes that Applicants have made a voluntary
offer of cooperation in the event if interference from the Tower.
Accordingly, Putnam Township, upon receiving a written complaint
from neighboring property owners or residents of verifiable interference
with their electronic equipment caused by Applicants’ Tower, the
Township will notify the Applicants of the complaint. The Applicants
will make reasonable good faith efforts to diagnose the cause,
recommend a solution, and if deemed beneficial to alleviate the
interference, purchase at Applicants’ expense a filter, “toroid”, or other
similar shielding equipment aimed at decreasing the interference to

neighboring property owners or residents, and provide it to the owners or residents for installation. The complaining owners or residents must cooperate in the investigation as to the cause of interference.

- Page 5 c) : Applicants must purchase and plant 19 trees at their expense to screen the Tower on the Property from the neighbors, in accordance with a plan submitted to and approved by the Township's Zoning Administrator.

The motion to approve the above changes in the Resolution and to include a review of the revised Resolution by Mr. Hopengarten before coming back to the ZBA for approval of the resolution was made by K. Fordyce and supported by B. Press. Motion approved by all. (6-0)

7) New Business:

- a) To hear a request for a variance in R-1-B Zoning to build an outbuilding.

Relief from Chapter 23, Section 6B of the Putnam Township Zoning Ordinance to locate the outbuilding in front of the front building line.

Location:	4377 Patterson Lake Rd.
Owner:	Anthony Wachocki
Tax #	14-32-100-040

Robert Burnside of Fireside Home Construction presented the plan on behalf of Mr. Wachocki.

There will be a ½ bath on the main floor of the outbuilding. The building will be matching the appearance of the new house. The outbuilding will be constructed before the house because of financial considerations. The placement of the outbuilding is in consideration of the perked areas, the desire not to remove old trees and the desire not to obstruct the lake view.

Open to Public: 7:50pm

- Mark Haddlesey of 4339 Patterson Lake Rd. spoke in favor of the request. He is interested in the outcome of this request for his own future plans for his property.

Close to Public: 7:53pm

P. Carney indicated that when he made recommendations he did not take into consideration the natural swail and trees.

The construction of an accessory structure before the house is contrary to the ordinance Chapter 26 Section 11, B. 'No accessory building shall be allowed if there is not already a residential dwelling in existence.'

It was discussed that the land use permit will be issued for both the outbuilding and the house. A bond will be requested to ensure that if the house is not built within the allowed time frame of the permit, the outbuilding can be removed.

The other question raised was whether the outbuilding can be classified as a dwelling unit. The ½ bath will be on the 1st floor of the outbuilding not the 2nd floor.

There was further discussion regarding whether the garage impedes the view for the cabin site.

B. Dolata motioned to approve the request for a variance in R-1-B to build an outbuilding, with relief from Chapter 23, Section 6B of the Putnam Township Zoning Ordinance to locate the outbuilding in front of the front building line, with the permit for the outbuilding and house to be issued together and the understanding that the owner is only asking for a ½ bath on the main floor in the outbuilding. Motion supported by B. Press. Motion passed (5 for 1 against-Fordyce)

- b) P. Kekes indicated that the meeting of January 9, 2006 was in compliance with the open meetings act. Sally Guyon, Township Clerk indicated that we met all of the requirements for compliance.
- c) A note was sent to James Gannon to thank him for serving on the ZBA as the Planning Commission representative.
- d) The ZBA needs clarification of the land use variance. Has this been removed from our responsibility? There needs to be documentation of what our role is in response to any changes.
- e) A question was raised as to the procedure for election of officers for the ZBA. Should we have annual elections, is there any policy or procedure in place? If so, what is it.
- f) P. Kekes announced that Jerry Balk is now chair of the Planning Commission.
- g) There was discussion about scheduling a work session at the beginning of each meeting.
- h) Pat Carney has a change in office hours. He is in all day on Monday, Wednesday afternoons and Thursday mornings.
- d) P. Kekes indicated that the Lansing workshop for board members on Thursday was canceled. There will be a meeting scheduled later for board members at the Township.

There being no further business, T. Benedetti moved to adjourn meeting at 8:40pm.
R. Fields supported motion. All voted in favor. (6-0) none opposed.

Respectfully submitted,
Kathleen Fordyce