

Putnam Township  
Zoning Board of Appeals  
June 11, 2007  
Minutes

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:00 p.m.
- 2) Roll call: Present – P. Kekes, T. Benedetti, R. Anderson-Field, J. Lester, B. Press, B. Dolata, K. Fordyce absent with notice. Pat Carney (Zoning Administrator) instructed not to attend.
- 3) A motion was made by B. Dolata and supported by B. Press to accept the minutes of April 23, 2007, with corrections to #7 – topographical hardship due to location of the well and septic. Minutes approved – with one abstention/Benedetti (5-0).
- 4) Call to Public: 7:07 p.m.  
Close to Public: 7:08 p.m.
- 5) Approval of agenda as revised. Add discussion of Pat Carney (Z.A.) attending ZBA meetings, Planners review of each variance request, Planning Commission meeting on June 13, 2007, and the use of alternates for our ZBA meetings. Motion made by B. Press and supported B. Dolata. Approved by all (6-0).
- 6) Old Business: none
- 7) New Business:

To hear a request for a variance in R-1-D zoning to build a garage. Request relief from Chapter 23, Section 6B: Accessory Structure between the front building line and the front lot line.

Location: 11720 Patterson Lake Dr.  
Owner: Jerome & Caroline Polonis  
Tax ID: 14-31-302-085

Explanation of Project: Mr. Polonis would like to rebuild his garage larger than the 20'x20' garage that was destroyed by a tree during a storm. The new garage would be 24'x40' height = 18'

Open to the Public: 7:28 p.m.

Close to the Public: 7:29 p.m.

Further Discussion: He would actually like to keep the 8' side setback but his contractor (and nephew) did not request that in the application. He was told that if he wanted the 8' side setback that it would have to be republished. He will accept the 10' side setback.

Motion made by T. Benedetti and supported by J. Lester to approve a variance in R-1-D zoning to build a garage with relief from Chapter 23, Section 6B: Accessory structure between the front building line and the front lot line as presented. Motion approved (6 -0)

8) Agenda additions:

1. Pat Carney (Zoning Administrator) has been instructed not to attend any more ZBA meetings because of budget cuts. P .Kekes has requested input from the ZBA members. It was the consensus of the board that this could work; however, we would like to leave this option open to have him present if we felt it was necessary.

2. The ZBA discussed the option of having LSL Planning, Inc. review each application for us. It was the consensus of the ZBA Board that this was not necessary. The ZBA reviews each application and as we feel it is necessary, we will contact them for further direction. The ZBA would, however, like Pat Carney (ZA) to continue providing us with the first page of his review, as we feel that this is a necessary and informative part of our decision making, but, he will no longer have to continue giving us his recommendation.

3. The Planning Commission is extending an invitation to the ZBA members to attend their meeting, June 13, 2007. They will be having a presentation regarding wetlands and discussing the Lake District.

4. In regards to the use of alternates. Ron Rau (the supervisor) contacted the township attorney for his interpretation. If a ZBA board member will be absent for more than two meetings, at that time, an alternate would then be used.

9) Adjournment: Motion made by J. Lester and supported by T. Benedetti to adjourn meeting at 8:07 p.m. Motion supported by all. (6-0)

Respectfully submitted,

Renee Anderson-Field