

Putnam Township
Zoning Board of Appeals
August 13, 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 (absent with notice), J. Lester, B. Press, B. Dolata, K. Fordyce.
- 3) A motion was made by T. Benedetti and supported by B. Dolata to accept the minutes of June 11, 2007, Minutes approved – with one abstention/Fordyce (5-0).
- 4) Call to Public: 7:04 p.m.
Close to Public: 7:05 p.m.
- 5) Approval of Agenda without additions: Motion made by J. Lester and supported by K. Fordyce. Approved by all (6-0).
- 6) Old Business: none
- 7) New Business:
 - To hear a request for a variance in R-1-B zoning for an accessory structure.
 1. Relief from Chapter 19, Section 53 – Rear setback (8' rather than 50')
Side setback (22' rather than 25')

Request a variance in R-1-B zoning for a deck.

1. Relief from Chapter 19, Section 53 – Rear setback (39' rather than 50')

Location: 1157 Wilbur

Owner: William Preskin

Tax #: 14-36-301-003

Explanation of Project:

William Preskin (son) and Liz Christian presented information regarding the deck and the shed. The son states that the deck was built in April/May of 2007. The shed was started in June. He was unaware that a permit was needed to build the deck and shed until he was informed to stop the construction. He stated that he had talked to a 'county inspector 3 years ago when he had put on an addition and was informed that as long as the shed was under 12x 12. it could be built.

Discussion: Who maintains the common areas? Everyone contributes to keeping the common area maintained. Mr. Preskin states he has been mowing the area recently. Normally if there was an association the maintenance & taxes would be picked up by the association.

Open to the Public: 7:25 p.m.

Jim Knight of 11875 Neil St. indicated that he objected to the shed being on the easement of local 042 lot. He does not have any objections to the deck. It does not block the sight line to the lake.

Bette Guidot of 1124 Camelot indicated that she objected to the shed as it is too close to the shared/ common area.

Tim Yoakam of 1134 Camelot has no problem with the deck but does not approve of the shed.

Cheryl Lyons of 1112 Camelot lives across from the shed and it is all she sees from her house. She is against the shed.

The following letters were submitted and read at the meeting:

Mary Baughn of 1169 Wilbur St. does not approve of the shed, it is too close to the easement that leads to the lagoon.

Elizabeth Guidon of 1124 Camelot objects to the structure being so close to Outlot "B". If approved, it will set a precedent.

Timothy Yoakam of 1134 Camelot is opposed to any variance that would allow the shed to remain in its present location. If the petitioner had properly applied for a permit for the shed it would have been denied.

Jim Knight also wrote a letter that was received by the township on 8-13-07, but not in time to be distributed to the members before the zoning board meeting.

Close to the Public: 7:31 p.m.

Further Discussion: The deck request should be handled separately from the shed. Need to ensure that the county inspects the deck. Also need to include that the inspector approve the deck as part of the motion.

Motion made by T. Benedetti and supported by B. Press to approve a variance in R-1-B zoning to build a deck with relief from Chapter 19, Section 53, Rear set back of 39' rather than 50' and approval is dependent on inspection & approval from the Livingston County Building Department. The deck must be kept open (not enclosed) and cannot encroach any further than 39' into the setback. Motion approved (6 -0)

Note to applicant: If there is no building permit, the county will not inspect. Therefore a building permit must be obtained to have the county inspection completed.

Further discussion regarding the shed: There is concern with the entire building. Not only location in the setbacks, but also the size of the structure.

Motion made by T. Benedetti and supported by B. Press to deny the request for a variance in R-1-B zoning for an accessory structure: deny rear set back of 8' rather than 50' and deny side setback of 22' rather than 25'.

- 8) Adjournment: Motion made by J. Lester and supported by K. Fordyce to adjourn meeting at 8:05 p.m. Motion supported by all. (6-0)

Respectfully submitted,

Kathleen C. Fordyce
Secretary