

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
March 10, 2008
MINUTES**

CALL TO ORDER

Chairperson Press called the meeting to order at 7:02pm. There were 7 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Press, Kekes, Lester, Anderson-Field, Fordyce, Dolata.

MEMBERS ABSENT: Benedetti

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

APPROVAL OF MINUTES

Motion by Fordyce & supported by Kekes to approve the revised 3/10/08 minutes. MOTION APPROVED UNANIMOUSLY.

CALL TO THE PUBLIC

Opened call at 7:04 pm

Closed call at 7:05 pm

APPROVAL OF AGENDA

Under New Business, Item 3) Property Survey Needs was added.

Old Business was moved to after New Business

Motion by Kekes & supported by Fordyce to approve the revised agenda. MOTION APPROVED UNANIMOUSLY

NEW BUSINESS

A. Request for a variance in R1AAA zoning for an accessory structure

- 1) Relief from Chapter 19, Article 6, Section 53: Side yard setbacks for three accessory structures.
- 2) Relief from Chapter 26, Section 12.A.1: Gross ground floor area.

Location: 3410 W. M-36

Owner: Walter Noel Cooke

Tax ID: 4714-21-200-010

Mr. Cooke presented his request for a new pole barn in order to clean up his yard. He apologized for not pulling a permit due to the deaths of his wife, grandson, and grandmother all within a short period of each other. He was out of town attending to these matters & the barn was built while he was gone. He stated that he's never had a dirty yard & he wants it cleaned up. The green older building is used for building Toys for Tots and is his passion since his wife died. His son has several cars and trailers that he indicated would be stored in the new building.

Opened Call to the Public at 7:20 pm

Adam Kellerberger, 1138 Town Trail, stated that he owned the property to the west of Mr. Cooke's property and he had no problem with the new structure.

Closed Call to the Public at 7:21pm

Discussion: The survey of this narrow lot shows it to be 2.6 acres, not 1.8 acres as specified in the Variance Review. Members asked about the other two sheds of approximately 300 square feet not shown on the original drawing. Mr. Cooke stated they are to be removed. The new structure was built without a permit and was red tagged. Members were concerned about the excess square footage the new building would produce as well as the setback reliefs. The width of the lot, although narrow, was not deemed an undue hardship by one member because that was the size of the lot when it was purchased by the owner. The owner felt he was only allowed to use a very small percentage of his land. The ordinance, written to avoid excessive accessory structures, allows 1000 square feet plus 450 square feet for each additional full acre after the first acre. One member suggested he may need to store his vehicles elsewhere. There was lengthy discussion about how to best resolve this issue for all parties involved. Since the lot was nearly 3 acres, members could allow 1900 square feet, but he was still over the limit. It was suggested they allow the new structure to be half the size of the request which would give him a total floor area of 2250 square feet.

Motion by Fordyce and supported by Anderson-Field to approve

A) Relief from Chapter 19, Art. 6, Section 53: side yard setback:

1) Existing 22' X 15' garage built in 1960

East side setback of 2' from 40' (relief of 38')

MOTION APPROVED UNANIMOUSLY

Motion by Fordyce and supported by Anderson-Field to approve

A) Relief from Chapter 19, Art. 6, Section 53: side yard setback:

2) Existing 30' X 40' accessory structure built in 1977

East side setback of 42' from 60' (relief of 18')

West side (least side) setback of 38' from 40' (relief of 2')

MOTION APPROVED UNANIMOUSLY

Motion by Fordyce and supported by Anderson-Field to approve

B) Relief from Chapter 26, Section 12.A.1: Gross ground floor area:

1) Gross ground floor area of all accessory structures to 2250 sq. ft from 1450 sq. ft. (relief of 800 square feet)

MOTION APPROVED (Lester opposed)

Motion by Fordyce and supported by Kekes to approve

A) Relief from Chapter 19, Art. 6, Section 53: side yard setback:

3) New 30' X 24' accessory structure built in 2007

East side setback of 46' from 60' (relief of 14')

West side (least side) setback of 34' from 40' (relief of 6')

MOTION APPROVED UNANIMOUSLY

B. Review and discuss Zoning Board of Appeals By-Laws

Members reviewed the draft of the By-Laws and made appropriate revisions.

Motion by Kekes and supported by Dolata to accept the revised draft of the ZBA By-Laws and to review the new version at the next meeting. MOTION APPROVED UNANIMOUSLY

C. The need for a property survey

Members discussed the need for a survey to be attached to the application. If a survey is not attached, the ZBA will determine whether to require one on a case by case basis.

Motion by Fordyce and supported by Anderson-Field to include a request for a survey on the application form. MOTION APPROVED UNANIMOUSLY.

OLD BUSINESS

A) ZBA Final Decision Form

Once the technology is in place, the Recording Secretary will enter the current meeting's motions for variances on this form before leaving the meeting.

OTHER BUSINESS None.

ADJOURNMENT

Motion by Lester and supported by Fordyce to adjourn at 10:54 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary