

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
August 23, 2010
MINUTES**

CALL TO ORDER

Chairperson Fordyce called the meeting to order at 7:04pm. There were 5 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Anderson-Field, Chambers, Collingham, Fordyce, Gannon, Kekes, Speer.
OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened call at 7:04 pm
No comments.
Closed call at 7:05 pm

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Several changes were made to the previous meeting's minutes.
Motion by Anderson-Field & supported by Collingham to approve the revised 3/22/10 minutes. MOTION APPROVED UNANIMOUSLY

CORRESPONDENCE None.

REPORTS

A) Township Board

Chambers reported on the last Board meetings. Home based business ordinance has been approved.

B) Planning Commission

Gannon reported on some of the current Planning Commission topics. A commercial day care was approved and sent to the Township Board of Trustees. An inquiry has been received regarding a pawn shop.

OLD BUSINESS None

NEW BUSINESS

A) To hear a request for a variance in the LR1 zoning district concerning the addition to an existing attached garage. Relief is being requested from Chapter 22, Section 5, Table 22-2; front yard setback of 16.6 feet from 30 feet; relief of 13.4 feet at 1742 Darwin Rd, parcel number 4714-25-401-097 owned by Joseph Abela.

Abela was requesting a variance to build an addition to his current garage in order to store his boat & clean up the outside of his property.

Opened Call to the Public at 7:29p.m.

No Comments.

Closed Call to the Public at 7:30p.m.

Members discussed this request. One member felt he should build up rather than lengthening his garage space. However, the space would not be large enough for his pontoon boat if he built up. There was also discussion about whether this variance impaired the intent of the ordinance. The shed on the lakeside will remain in place. One of his trees blocks clear vision.

Motion by Speer and supported by Chambers to grant a variance and relief from Chapter 22, Section 5, Table 22-2; front yard setback of 16.6 feet from 30 feet; relief of 13.4 feet and concerning the addition to an existing attached garage in the LR1 zoning district at 1742 Darwin Rd, parcel number 4714-25-401-097, owned by Joseph Abela with the condition that he provide clear vision (see Chapter 19 sections A-D).

MOTION CARRIED (Kekes & Gannon opposed)

B) To hear a request for a variance in the RS2 zoning district concerning the location of a detached accessory structure at 1841 Patterson Lake Rd, parcel number 4714-26-300-027 owned by Jason Drury.

1) Relief is being requested from Chapter 19, Section 12.E.1 which does not permit detached accessory structures to be located in the front yard.

2) Relief is being requested from Chapter 22, Section 5, Table 22-2; side yard setback of 28.5 feet from 60 feet; relief of 31.5 feet.

Drury was requesting this variance because there is no other place on his property to put this structure due to the lay of the land. It will not be visible from the road since mature trees will be between it and the road.

Opened Call to the Public at 8:20p.m.

Char Reese Oxford, 10712 Pondsides Ct., asked if the structure would be limited to that one usage and if it would be prohibited from becoming a dwelling unit. She was informed that it is already prohibited from becoming a dwelling unit per our ordinance.

Closed Call to the Public at 8:29p.m.

Members discussed this request. One felt that if he cut into the current circular driveway to place the structure, it would still be within the setbacks. However, it could then be seen from the road. The septic system is north of the driveway. Owners need to keep a second option open for a backup septic system. Moving the driveway would impede the second option.

Motion by Gannon and supported by Speer to grant a variance and relief from Chapter 19, Section 12.E.1 which does not permit detached accessory structures to be located in the front yard and concerning the location of a detached accessory structure in the RS2 zoning district at 1841 Patterson Lake Rd, parcel number 4714-26-300-027 owned by Jason Drury.

MOTION CARRIED UNANIMOUSLY

Motion by Gannon and supported by Anderson-Field to grant a variance and relief from Chapter 22, Section 5, Table 22-2; side yard setback of 28.5 feet from 60 feet; relief of 31.5 feet and concerning the location of a detached accessory structure in the RS2 zoning district at 1841 Patterson Lake Rd, parcel number 4714-26-300-027 owned by Jason Drury.

MOTION CARRIED (Kekes opposed)

CALL TO THE PUBLIC

Opened call at 8:34 pm

No comments.

Closed call at 8:35 pm

ADJOURNMENT

Motion by Kekes and supported by Speer to adjourn at 8:35 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz , Recording Secretary