

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
March 22, 2010
MINUTES**

CALL TO ORDER

Chairperson Fordyce called the meeting to order at 7:03pm. There were 5 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Anderson-Field, Chambers, Fordyce, Gannon, Kekes, Speer.

MEMBERS ABSENT: Collingham (with notice)

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

There were no changes made to the agenda.

APPROVAL OF MINUTES

Motion by Kekes & supported by Anderson-Field to approve the 1/25/10 minutes. MOTION APPROVED UNANIMOUSLY

CORRESPONDENCE

The final copy of the By Laws was distributed.

REPORTS

A) Township Board None.

B) Planning Commission

Gannon reported on some of the current Planning Commission topics.

OLD BUSINESS None

NEW BUSINESS

A) To hear a request for a variance in the A-O zoning district concerning the location of a detached accessory structure. 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. An existing accessory structure is located in the property's front yard.

The original owner of the property built this barn and was in the process of discussions with the Zoning Administrator when the property went into foreclosure. It was eventually bought by the McCoys and they are now applying for a variance.

The 30' X 40' structure with a concrete floor was inspected before the McCoys purchased it. It could not have been built in the back yard because there are wetlands in that area.

Opened Call to the Public at 7:19p.m.

No Comments.

Closed Call to the Public at 7:20p.m.

Members discussed this variance. Some property owners in the AO districts have built homes on the back portion of their properties to retain privacy and barns have been placed in the front to preserve usable land. In some situations, this is appropriate, and in other situations and districts, accessory

structures in the front yard can be eyesores. Members went through the Final Decision Form making several revisions.

Motion by Speer and supported by Anderson-Field to grant a variance and relief from Chapter 19, Section 12.E.1 “Detached accessory structures shall not be located between the front lot line and the face of the principle building.” and concerning the 30’ X 40’ existing detached accessory structure in the front yard area; located 145’ from the front lot line and 45’ from the north side lot line. MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

Opened call at 7:50 pm

Mike Porath, Cedar Lake Rd., asked questions regarding the notice and variance information listed in the book placed at the back of the room for use by the public. Fordyce explained that the information in the book was incorrect and should have been replaced with the correct information before the meeting.

Closed call at 7:52 pm

ADJOURNMENT

Motion by Kekes and supported by Gannon to adjourn at 7:53 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary