

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
November 28, 2011
MINUTES**

CALL TO ORDER

Chairperson Fordyce called the meeting to order at 7:00pm. There were 8 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Collingham, Fordyce, Gannon, Kekes, Speer.

MEMBERS ABSENT: Anderson-Field (with notice), Chambers

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened call at 7:02 pm

Dan Glover stated he had no problem with the Kellenberger accessory structure

Closed call at 7:04 pm

APPROVAL OF AGENDA

Item 10 Review of the 2012 Calendar was added after the two variances; the last Call to the Public, then, became Item 11.

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

APPROVAL OF MINUTES

Motion by Collingham & supported by Gannon to approve the 6/27/11 minutes. MOTION APPROVED UNANIMOUSLY

CORRESPONDENCE None

REPORTS

A) Township Board

Speer reported on the last Board meeting.

B) Planning Commission

Gannon reported on the last Planning Commission meeting.

OLD BUSINESS None

NEW BUSINESS

A) To hear a request for a variance to the following standards of Zoning Ordinance 42 in the RS1 zoning district at 4460 Burgess Rd, parcel number 4714-05-400-002, owned by Ray & Peggy Kellenberger concerning the placement of a detached accessory structure

1. Relief from Chapter 22, Section 5, Table 22-2: rear yard setback of 20 feet from 50 feet; relief of 30 feet and

Condition if lots are combined:

1. Relief from Chapter 22, Section 5, Table 22-2: side yard setback of 20 feet from 40 feet; relief of 20 feet

Kellenberger presented their request. The location of the barn was chosen to maintain close proximity to the owner's residence for security reasons & to avoid cutting down existing mature trees. The members asked him various questions. Combining the 2 lots would allow the variance request to become relief of just a side setback.

Kellenberger found a letter from the Township regarding the antique commercial equipment on his property in his garage door. Members were puzzled as to why the letter was not sent through the mail. Lewis indicated that, to his knowledge, it was standard procedure to send notices via the mail.

Opened Call to the Public at 7:23p.m.

Ron Kuhn, 4362 Burgess, the neighbor to the east, stated that he did not even know the barn was there & has no problems with it. He felt the rest of the property was better manicured than a golf course.

Closed Call to the Public at 7:24p.m.

Members discussed this variance and went through the Standards of Review and Final Decision Form.

Motion by Kekes and supported by Collingham to deny a variance in the RS1 zoning district at 4460 Burgess Rd, parcel number 4714-05-400-002, owned by Ray & Peggy Kellenberger and concerning placement of a detached accessory structure for relief from Chapter 22, Section 5, Table 22-2: rear yard setback of 20 feet from 50 feet, relief of 30 feet. MOTION CARRIED UNANIMOUSLY (roll call)

Motion by Collingham and supported by Kekes to grant a variance, with conditions, in the RS1 zoning district at 4460 Burgess Rd, parcel number 4714-05-400-002, owned by Ray & Peggy Kellenberger and concerning placement of a detached accessory structure for relief from Chapter 22, Section 5, Table 22-2: side yard setback of 20 feet from 40 feet, relief of 20 feet with the following conditions:

- a. applicant joins both parcels 4714-05-400-001 and 4714-05-400-002 to become one parcel of approximately 1.5 acres,
- b. applicant obtains all building permits necessary,
- c. applicant pays all necessary fines.

MOTION CARRIED UNANIMOUSLY (roll call)

B) To hear a request for a variance to the following standards of Zoning Ordinance 42 in the LR1 zoning district at 11214 Patterson Lake Dr., parcel number 4714-31-102-044, owned by Michael & Sandy Dorosh concerning the size & placement of a detached accessory structure

1. Relief from Chapter 22, Section 5, Table 22-2: front & rear setbacks.
2. Relief from Chapter 19, Section 12.E.3.b.ii Accessory Structures, size & height.
3. Relief from Chapter 19, Section 12.E.7 Accessory Structures, separation between structures.

Dorosh presented their request. This request is regarding an existing 10' x 18' shed. Dorosh did not apply for a permit from the Livingston County Building Department because it was not required if the floor area was not over 200 square feet. This parcel is 4968 square feet in area & legally nonconforming for LR1. The area for a detached accessory structure is limited. However, the overall height (13'9") & size (10' X 18') appear to be large for this area.

Members asked Dorosh various questions. They were concerned about space getting tighter & tighter & if the shed did not already exist, were not sure if they would have approved it. Members felt the structure very close to the house & not a typical size for the area. There were also some safety concerns.

Opened Call to the Public at 7:50p.m.

No comments.

Closed Call to the Public at 7:51p.m.

Members discussed this variance and went through the Standards of Review and Final Decision Form. There were 2 letters of support in the members' packets. Members felt the structure needed to be shortened.

Motion by Fordyce and supported by Collingham to table the variance in the LR1 zoning district at 11214 Patterson Lake Rd, parcel number 4714-31-102-044, owned by Michael & Sandy Dorosh, and concerning the size & placement of a detached accessory structure and to

request the applicant to return within 60 days with a revised plan. MOTION CARRIED UNANIMOUSLY.

CALENDAR

Speer asked that the members consider meeting on a different day of the week since he will have work conflicts in 2012. Publication dates are set once a year and it seemed that a lot would be involved in making this change. The decision would be up to the Township Board. Fordyce will discuss the matter with Guyon. If it is feasible, all members of the ZBA would need to be in agreement. It might be more workable later in the year.

CALL TO THE PUBLIC

Opened call at 8:37 pm

No comments.

Closed call at 8:38 pm

ADJOURNMENT

Motion by Kekes and supported by Speer to adjourn at 8:30 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz , Recording Secretary