

**PUTNAM TOWNSHIP  
ZONING BOARD OF APPEALS  
February 13, 2017  
MINUTES**

**CALL TO ORDER**

Chairperson Anderson-Field called the meeting to order at 7:00PM. There were 3 citizens in attendance.

**ROLL CALL**

MEMBERS PRESENT: Kekes, Anderson-Field, Speer, Collingham, Bennett and Gannon (arrival 7:14PM)

MEMBERS ABSENT: Fordyce with notice.

OTHERS PRESENT: Ken Damrel, Zoning Administrator; Carrie Humble, Recording Secretary

**CALL TO THE PUBLIC**

Opened at 7:01PM

No response.

Closed at 7:01PM

**APPROVAL OF AGENDA**

Motion by Speer and supported by Bennett to approve the agenda as presented.  
MOTION CARRIED.

**APPROVAL OF MINUTES**

Motion by Collingham and supported by Speer to approve the January 23, 2017 minutes as presented. MOTION CARRIED.

**CORRESPONDENCE** – None

**REPORTS**

A) Township Board –No meeting.

B) Planning Commission –Collingham reported on the 2/8/17 meeting.

**OLD BUSINESS** – None

**NEW BUSINESS**

A) To hear a request for variance in the RS-1, Single-Family Residential zoning district concerning the construction of a detached accessory structure. This request is in variance to the following standards of Putnam Township Code Part II General Legislation, Chapter 340 Zoning:

- 340-19 A detached accessory structure shall not be located between the front lot line and the face of the principal building
- 340-56 District Regulations, side yard setback

And/or any other Ordinance deemed necessary by the Zoning Board of Appeals of the Putnam Township Zoning Ordinance.

Location: 10786 S. Splitstone, Pinckney, MI 48169  
Owners: Jim & Kelly Hayner  
Tax ID: 4714-25-200-031  
Appeal Number: 17-ZBA-002

Mr. & Mrs. Hayner were present to explain their need for a variance for a proposed garage. Needs include loft storage and vehicle storage. Variance is needed due to the sizeable amount of wetlands and drop off of property in rear of home. Location chosen to be least visible to neighborhood. They addressed board member concerns regarding location, association requirements (there are none as home is outside of association boundaries), exterior finish, door location and future septic location should current septic fail.

**Open to the Public:** 7:24PM.

One comment in support from resident.

**Closed to the Public:** 7:25PM.

**Standards of Review:** ZBA Members read each Standard of Review and indicated agreement.

**Motion 1:** By Speer and supported by Collingham to approve the request for variance.

- Concerning appeal number 17-ZBA-002
- Relief from Section 340-19 E. (1) to locate the new accessory structure in front of the principal building.

**Practical Difficulties:** Sizeable amount of State & Township wetlands to the back & North of home, limited building area, terrain drops off in back.

**MOTION CARRIED, 6-0.**

**Motion 2:** By Collingham and supported by Bennett to approve the request for variance.

- Concerning appeal number 17-ZBA-002
- 340-56 District regulations, Table 11: Single-Family Residential District Regulations.
- A side yard setback from the south lot line at 21', from 40', relief of 19'.

**Practical Difficulties:** Sizeable amount of State & Township wetlands to the back & North of home, limited building area, terrain drops off in back & location of septic system.

**MOTION CARRIED, 6-0.**

**CALL TO PUBLIC**

Open 7:45PM.

No response.

Closed 7:45PM.

**CONCERNS OF THE BOARD MEMBERS (General Discussion)**

Discussion.

**ADJOURNMENT**

Motion by Speer and supported by Kekes to adjourn at 8:15PM.

MOTION CARRIED.

Carrie Humble, CMC, CMMC  
Deputy Clerk  
Recording Secretary