

**PUTNAM TOWNSHIP  
ZONING BOARD OF APPEALS  
March 26, 2018  
MINUTES**

**CALL TO ORDER**

Chairperson Anderson-Field called the meeting to order at 7:00PM. There were 9 citizens in attendance.

**ROLL CALL**

MEMBERS PRESENT: Kekes, Anderson-Field, Speer, Collingham, Bennett and Gannon

MEMBERS ABSENT: Fordyce with notice.

OTHERS PRESENT: Carrie Humble, Recording Secretary

**CALL TO THE PUBLIC**

Opened at 7:01PM

No response.

Closed at 7:01PM

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion by Speer and supported by Kekes to approve the December 18, 2017 minutes as presented. MOTION CARRIED.

**APPROVAL OF CLOSED SESSION MINUTES**

Motion by Kekes and supported by Collingham to approve the December 18, 2017 closed session minutes as presented. MOTION CARRIED.

**CORRESPONDENCE** – None

**REPORTS**

- A) Township Board –Trustees Bennett & Press reported on the 3/21/18 meeting.
- B) Planning Commission –Gannon reported on the 3/14/18 meeting.

**PUBLIC HEARING**

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

- 340-56 District Regulations, Table 11: Single Family Residential District Regulations Minimum front yard setbacks

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

Location: Riverbank Lane., Pinckney, MI 48169  
Owners: Timothy & Marcia Kurcz  
Tax ID: 4714-32-203-065  
Appeal Number: 18-ZBA-001

Mrs. Kurcz was present, explained home to maintain architecture of existing homes in area, need for variance due to unusual shape of lot & two road frontages, will add value to neighborhood. Builder Julie Longo of Kensington Family Homes was also present to address any questions or concerns.

**Public Hearing:**

**A motion was made by Kekes and supported by Speer to open the Public Hearing at 7:14PM. MOTION CARRIED.**

1. Judy Purcell, 11474 Riverbank Lane: Requested clarification as to where variance is being sought.
2. Patricia McDonald, 11415 College: Concerned with distance to her home, loss of lakeview devaluing her home, traffic, wants home to face Riverview rather than College, feels she will not be able to expand garage if this home is built, inquired if setbacks could be less than applicant requested.
3. Ricky Sweeney, 11438 Riverbank Lane: Supports home build.

**A motion was made by Speer and supported by Collingham to close the Public Hearing at 7:34PM. MOTION CARRIED.**

**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 18-ZBA-001
- Relief from Section 340-56 District Regulations, Table 11: Single-Family Residential District Regulations; Front Yard Setbacks from the east lot line along Reeves Dr. at 20', from 30', relief of 10'.

**Practical Difficulties:** Shape of property, encroachment of Riverbank Lane forcing shape of property.

**MOTION CARRIED, 6-0.**

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

- Concerning appeal number 18-ZBA-001
- Relief from Section 340-56 District Regulations, Table 11: Single –Family Residential District Regulations, Front Yard Setbacks near the west lot line, along Riverbank Lane at 18', from 30' relief of 12', measured from the edge of the travelled portion of Riverbank Lane.

**Practical Difficulties:** Shape of lot, encroachment of Riverbank Lane on to property.

**MOTION CARRIED, 6-0.**

**OLD BUSINESS** – None

**NEW BUSINESS** – None

**CALL TO PUBLIC**

Open 7:56PM.

No response.

Closed 7:56PM.

**CONCERNS OF THE BOARD MEMBERS (General Discussion)** - None

**ADJOURNMENT**

Motion by Collingham and supported by Kekes to adjourn at 8:05PM.

MOTION CARRIED.

Carrie Humble, CMC, CMMC

Deputy Clerk

Recording Secretary