

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
May 22, 2017
MINUTES**

CALL TO ORDER

Chairperson Anderson-Field called the meeting to order at 7:00PM. There were 4 citizens in attendance.

ROLL CALL

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

MEMBERS ABSENT: None.

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

APPROVAL OF MINUTES

Motion by Speer and supported by Collingham to approve the May 8, 2017 minutes as presented. MOTION CARRIED.

CORRESPONDENCE – None

REPORTS

- A) Township Board –Bennett reported on the 5/17/17 meeting.
- B) Planning Commission –Gannon reported on the 5/10/17 meeting.

OLD BUSINESS – None

NEW BUSINESS

A) To hear a request for variance in the RR, Single-Family Rural Residential zoning district concerning the construction of 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.

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

Location: 2250 Tiplady Rd, Pinckney, MI 48169

Owners: Michael Chelenyak

Tax ID: 4714-34-400-023

Appeal Number: 17-ZBA-004

Resident explained proposed accessory structure location, land elevation & wetlands make it difficult to meet setback requirements. East of home is not an option as this is where septic field is located.

Open to the Public: 7:10PM

1. Richard Knopf, 2421 Tiplady: Supports as improvement to property & not visible to neighbors.
2. Michael Chelenyak, 2250 Tiplady: Clarified for neighbors & ZBA Board that accessory structure would be located 120-130' from the road.

Closed to the Public: 7:13PM.

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-004
- Relief from Section 340-19 E. (1), to locate the new accessory structure in front of the principal building, 120' from the front (south) lot line.

Practical Difficulties: Steep terrain & wetlands in rear, septic placement & power line location to East.

MOTION CARRIED, 7-0.

CALL TO PUBLIC

Open 7:24PM.

No response.

Closed 7:24PM.

CONCERNS OF THE BOARD MEMBERS (General Discussion)

Discussion.

ADJOURNMENT

Motion by Collingham and supported by Kekes to adjourn at 7:28PM.

MOTION CARRIED.

Carrie Humble, CMC, CMMC
Deputy Clerk
Recording Secretary