

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
June 26, 2017
MINUTES**

CALL TO ORDER

Chairperson Anderson-Field called the meeting to order at 7:00PM. There were 2 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 Collingham and supported by Kekes to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Motion by Fordyce and supported by Speer to approve the May 22, 2017 minutes as presented. MOTION CARRIED.

CORRESPONDENCE – None

REPORTS

- A) Township Board –Bennett reported on the 6/21/17 meeting.
- B) Planning Commission –Gannon reported on the 6/14/17 meeting & upcoming Green Infrastructure Vision Workshop to be held on 7/12/17 as part of the Planning Commission meeting.

OLD BUSINESS – None

NEW BUSINESS

A) To hear a request for variance in the LR-2, Single-Family Lake 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 Accessory Structures, E. Setbacks (7), All accessory structures shall be at least 10 feet from the principal building and any other structure.
- 340-56 District Regulations, Table 11: Single-Family Residential District Regulations, East lot line side yard setback of 22' from 40', relief of 18'.

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

Location: 1148 Arthurs Court, Pinckney, MI 48169

Owners: William & Paula Nedela

Tax ID: 4714-36-306-079

Appeal Number: 17-ZBA-005

Resident explained proposed accessory structure location, size & design, land elevation, location of current structures and need for storage. Addressed Zoning Board of Appeals members' inquiries.

Open to the Public: 7:30PM

No response.

Closed to the Public: 7:31PM

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

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

- Concerning appeal number 17-ZBA-005
- Relief from Section 340-19 E. (7), to locate the new accessory structure 4' from the house, from 10', relief of 6'.

Practical Difficulties: Slope of lot, location of well, location of existing home, location of handicap access & location of waterfront yard.

MOTION CARRIED, 7-0.

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

- Concerning appeal number 17-ZBA-005
- Relief from Section 340-56 District Regulations, Table 11 Single-Family Residential District Regulations, side yard setback on East side lot line is requested at 25', from 30', relief of 5'.

Practical Difficulties: Slope of lot, location of well, location of existing home, location of handicap access & location of waterfront yard.

MOTION CARRIED, 7-0.

CALL TO PUBLIC

Open 8:03PM.

No response.

Closed 8:04PM.

CONCERNS OF THE BOARD MEMBERS (General Discussion)

Discussed scheduling of workshop with the Township Planner for Fall, checked availability of members for potential upcoming ZBA variance request.

ADJOURNMENT

Motion by Kekes and supported by Speer to adjourn at 8:13PM.

MOTION CARRIED.

Carrie Humble, CMC, CMMC

Deputy Clerk

Recording Secretary