

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
September 11, 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, 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 Bennett to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Motion by Speer and supported by Fordyce to approve the June 26, 2017 minutes as presented. MOTION CARRIED.

CORRESPONDENCE – None

REPORTS

- A) Township Board –Bennett & Collingham reported on the 8/16/17 meeting.
- B) Planning Commission –Gannon reported there was not a meeting in August-gave overview of agenda items for 9/13/17 meeting.

OLD BUSINESS – None

NEW BUSINESS

A) To hear a request for variance in the AO, Agricultural/Open Space 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:

- 340-48 District Regulations, Table 6, side yard setback of 10' from 40', relief of 30'
- 340-162 Natural Features Setback from the wetland of 5' from 30', relief of 25'

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

Location: 7033 Gawley Rd., Pinckney, MI 48169
Owners: Daryl & Christine Soneral
Tax ID: 4714-02-300-010
Appeal Number: 17-ZBA-006

Resident explained proposed accessory structure location & design, land elevation & wetland areas, location of current structure, septic & geothermal loop. Reported that neighbor supports. Addressed Zoning Board of Appeals members' inquiries.

Open to the Public: 7:20PM

No response.

Closed to the Public: 7:21PM

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-006
- Relief from Section 340-48 District Regulations, Table 6: AO, Agricultural/Open Space side yard setback of 10' from 40', relief of 30'.

Practical Difficulties: Slope of lot, location of geothermal loop, existing home, septic system & wetlands.

MOTION CARRIED, 7-0.

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

- Concerning appeal number 17-ZBA-006
- Relief from Section 340-162 Natural Features Setback from the wetland of 5' from 30', relief of 25'.

Practical Difficulties: Slope of lot, location of geothermal loop, existing home, septic system & wetlands.

MOTION CARRIED, 7-0.

CALL TO PUBLIC

Open 7:37PM.

No response.

Closed 7:37PM.

CONCERNS OF THE BOARD MEMBERS (General Discussion)

Chairperson Anderson-Field reminded Board members of training workshop scheduled for 9/18/17 at 6:00PM at the Township Hall.

ADJOURNMENT

Motion by Kekes and supported by Fordyce to adjourn at 7:49PM.
MOTION CARRIED.

Carrie Humble, CMC, CMMC
Deputy Clerk
Recording Secretary