

The Alganssee Township Board and Planning Commission Board called a special joint board meeting to order on September 12, 2006 at 7:15 p.m. at the Alganssee Township Hall. Board members Erica Ewers, Ann Strong, Billie Avra, and John Shilling were present along with planning members Dave Gilbert, Glenn Preston, Rodney Carpenter, and Pricilla Dodd. Members of the public present: Fred Avra and Ron Ewers.

Supervisor Ewers explained the purpose of the meeting was to discuss township policies with regard to the large number of hearings that could develop due to the Jackson City case and how that may impact our local zoning ordinance and related requests. We also need to discuss if there are any changes that need to be made to the zoning ordinance.

Discussion began with regard to housing impacts with regard to the Jackson Case. It was agreed that if the request was for a new home then the policy would be as is stated in the ordinance that the requestee would first apply for a special use permit, if necessary, through the planning commission. A hearing would be held. If it meets the requirements of the ordinance then it would be approved. If it does not then it would be denied. At such time, the owner would have the option to appeal to the Zoning Board of Appeals (ZBA). The ZBA then would review the case based on the State rules or guidelines in effect at the time and this could relate to the Jackson Case.

The consensus was at this time, that the case should not impact accessory buildings, businesses, setbacks, or the land division act. It was agreed however that if the Township Land Division policy was an issue in preventing a land division and it was something that would be resolved by either a planning commission hearing and/or a zoning board of appeals hearing then the land division would be granted on those terms.

The fees for such hearings would have to be paid in full prior to the scheduling of the hearing. Due to the new zoning enabling act, all hearing are going to have to be posted a minimum of 18 days out to allow time to prepare the mailing and have 15 days for the letters to go out. The newspaper needs two additional days lead time in order to print in the paper 15 days ahead. The hearings should be scheduled as quickly as possible to prevent delays unnecessarily.

Supervisor Ewers also identified that we have some outstanding concerns with the current zoning ordinance that need to be addressed. The first is with homes (built prior to 1980) that want to be split out, without having to pay for a special use hearing. Everyone agreed this needed to be addressed with the planner to obtain the proper wording.

Item #2 involves an issue with homes (built prior to 1980) in the setback area wanting to make repairs or additions, this are currently classified as nonconforming structures and thus are not allowed to expand. In order to make repairs they would be required to request a ZBA hearing. It was discussed to review this based on the existing footprint of the foundation for residences only and determine an allowable setback for pre-existing homes. This would be for living area only, not decks, porches, etc.

The Zoning Enabling Act Changes need to be made by the planner. See attached list or changes that were found by Supervisor Ewers. This list should be given to the planner as a starting point. With the implementation of the Subdivision Act, changes will need to be made to the zoning ordinance as was explained by the previous planner.

The planning commission had previously discussed some other options for the agricultural zoning district that they would also like to discuss with the planner when he comes down. The members present agreed that it would be worthwhile to have the planner come down, but they would like to wait until November to meet with him due to harvest. Supervisor Ewers indicated she would contact the planner to set up an appointment.

No public comment was given. Input was given throughout the meeting during discussions.

John Shilling moved to adjourn the meeting at 9:00 p.m. Seconded by Billie Avra. Meeting adjourned.

Minutes taken and typed by:  
Erica Ewers  
Supervisor