

**Call to Order- on Monday October 30, 2006 at 7:00p.m.** Chairman Dave Gilbert called the Alganssee Township Planning Commission meeting to order at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All Alganssee Planning Commission members were present- Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, John Shilling and Glenn Preston.

**Minutes-** John Shilling motioned to approve the September 25, 2006 Alganssee Township Planning Commission minutes. Support by Pricilla Dodd. Motion carried.

**Agenda-** Rodney Carpenter motioned to approve the agenda. Support by Pricilla Dodd. Motion carried.

**Old Business- Noah B. Girod, Special Use Request Public Hearing** for a single family dwelling on less than 40 acres as per chapter 4, section 4.03 (L) of the Alganssee Township Zoning Ordinance. His property code number is 120-032-200-005-98 known as 895 Lester Road.

**Opening Statement-** Noah B. Girod said he would like to build a house.

**Public Comment-** none

**Questions >From the Planning Commission-** none

**Closing Statement-** Noah B. Girod said he appreciated the Commission's cooperation.

**Facts and Findings- Alganssee Zoning Ordinance Chapter18- Special Use Permits- Section 18.03 Standards for Approval of Special Use Permits- page 161. At the public hearing the Planning Commission shall review the application for a special use permit in regard to the standards set forth in this Section. No special use permit shall be approved by the Planning Commission unless it finds that the proposed use will comply with all the following standards.**

- A. The proposed special land use shall be compatible with and in accordance with the general principles and future land use configuration of the Township Master Plan and shall promote the intent and purpose of this Ordinance.-** No, it doesn't meet Section 4.03 Uses Permitted by Special Use Permit- L. 3. The lot, nor any portion thereof, shall not have been used at any time during the previous ten (10) years for the production of crops nor for pastureland, nor set aside;
- B. The location, scale and intensity of the proposed use shall be compatible with adjacent uses and zoning of the land. The property shall be of sufficient size to accommodate the proposed use in compliance with the required development standards of the applicable zoning district without a variance. All aspects of the proposed use, including parking, storage and lighting, shall be accommodated on the subject lot within the same zoning district.-** Yes, single family home in the Ag District is compatible with the Ag District.
- C. The proposed use shall be designed, constructed, operated and maintained so as to assure long term compatibility with surrounding land uses. Consideration shall be given to:**

1. **The size, placement, and materials of construction of the proposed use in relation to surrounding uses.** Yes, proposed house will meet standards.
  2. **The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping.** Yes, meets the standards
  3. **The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.** Not applicable
  4. **The hours of operation of the proposed use. Approval of a special land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.** Not applicable
- D. The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. Consideration shall be given to the following:**
1. **Proximity and access to major thoroughfares.** Not applicable
  2. **Estimated traffic generated by the proposed use.** Not applicable
  3. **Proximity and relation to intersections.** Not applicable
  4. **Location of and access to off street parking.** Not applicable
  5. **Required vehicular turning movements.** Not applicable
  6. **Provision for pedestrian traffic.** Not applicable
- E. The proposed special land use shall be consistent with future capabilities of public services and facilities affected by the proposed use.** Yes
- F. The proposed use shall not involve any activities, processes, materials, equipment or conditions of operation, and shall not be located or designed so as to be detrimental to public health, safety, and welfare. Site layout shall be such that operations will not be objectionable to nearby dwellings by reason of noise, fumes, glare or flashing lights.** Not applicable
- G. The proposed use shall be compatible with the natural environment in regard to the preservation of wetlands, minimization of storm water runoff and erosion.** Not applicable
- H. The proposed use shall provide safe and adequate off-street parking if required in accordance with section 14.06.** Not applicable
- I. The proposed uses will provide adequate landscaping if required in accordance with Section 17.05.** Not applicable

Glenn Preston motioned to deny the special use request because it doesn't meet the requirements from the Facts and Findings. Support by Pricilla Dodd. Motion carried.

**Report from Township Board-** no report

**Report from Zoning Administrator-** Zoning Administrator Russ Jennings said he issued 2 zoning permits this month

**Report from the Zoning Board of Appeals-** Dave Gilbert reported they met twice this month.

**New Business-** None

**Public Comment-** none.

**Adjourn-** John Shilling motioned to adjourn. Support by Pricilla Dodd. Motion carried. The meeting was adjourned at 8:15 p.m.

Glenn Preston, Secretary