

Call to Order- Thursday November 2, 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.

Special Use Request Public Hearing for Kim Stempien, 698 Fremont Road, Reading, Michigan 49274, property code # 120-031-300-010-99.

Opening Statement- Kim Stempien would like to split 2.21 acres with the existing house and farmstead from the 37.88 acres of farmland.

Public Comment- Gary Fickle asked how the property was going to be used.

Questions >From the Planning Commission- none

Closing Statement- none

Alganssee Zoning Ordinance Chapter 18- 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.-** Yes, only one single family residence per quarter-quarter section, it is on a lot greater than one acre in a Ag district.
- 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, it is pre-existing size meets set backs in zoning ordinance.
- 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, pre-existing size meets requirements of the zoning ordinance.
 - 2. The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping.** Not applicable.
 - 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, meets the requirements with utilities already in place.
- 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.** Well drained soil.
- 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

Facts and Findings-

1. Property in Ag district.
2. Requesting a split of 2.21 acres from the 40 acre farm for the purpose of creating a smaller than minimum lot size.
3. Pre existing farmstead.
4. Meets all the criteria in Section 4.03 L (page 45) of the Alganssee Township Zoning Ordinance- Single-family dwelling on less than 40 acres provided the following conditions are all satisfied
 1. The house is to be located on a lot that is one acre or larger in size
 2. The proposed house and the lot shall comply with all of the other Development Standards set forth in Section 4.04 below;
 3. The lot, nor any portion there of, 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; and
 4. The proposed house shall not cause the density of the quarter-quarter section in which it is located to exceed one (1) dwelling unit per ten (10) acres of land

Glenn Preston motioned to approve Kim Stempien's request for a special use permit because it does meet the requirements of the above Facts and Findings. Support by John Shilling. Motion carried.

Adjourn- Pricilla Dodd motioned to adjourn. Support by Rodney Carpenter. Motion carried. The meeting was adjourned at 8:00 p.m.

Glenn Preston, Secretary