

September 29, 2003 Algansee Township Planning and Zoning Minutes

Chairman Dave Gilbert called the meeting to order at 8:00p.m. on Monday, September 29, 2003, at the Algansee Township Hall, 378 south Ray Quincy Road, Quincy, Michigan. All commission members were present; Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative to the township board Russell Strong and Secretary Glenn Preston.

Minutes- Russell Strong motioned to accept the August 25, 2003 Algansee Township Planning and Zoning Commission minutes as presented. Support by Rodney Carpenter. Motion carried.

Agenda- Glenn Preston motioned to accept the agenda as presented. Support by Russell Strong. Motion carried.

Old Business- Public Hearing for a Special Use Request for Keith Dirschell of 478 Equestrian Way, Quincy, Michigan, to put a mobile home in the Ag district on his property at 939 Campbell Road, Quincy, Michigan, parcel code # 12-120-021-100-010-00. Chairman Gilbert explained the procedure of a public hearing. Keith Dirschell's opening statement he said he wanted to put a 16 feet by 80 feet mobile home on his property at 939 Campbell Road. Chairman Gilbert asked for any comments from the public. There wasn't any. Chairman Gilbert asked for questions and comments from the board. There wasn't any. Chairman Gilbert asked if Keith Dirschell had a closing statement. He didn't have one.

Facts and Findings- 5.02- D- Doesn't qualify

5.02- D- 4- one time split of parcel is allowed for mobile home.

5.02- meets setback- 265 feet from road, back yard is ½ mile deep, side yard set backs will be at least 50 feet each, 165 feet from east side and 330 feet from west side.

5.05- Density- one dwelling per quarter quarter section.

5.06- Minimum floor area- 16 feet by 80 feet meets requirements.

11.03- B- this parcel is not lot of record; it was created after 1980 by a land split in 2003.

11.14- meets minimum road frontage.

11.21- C 3- meets depth to width ratio.

11.21- C-5- does meet road frontage on a public highway.

11.21- C-7- does meet minimum road frontage.

19.01- D- will meet this requirement.

Glenn Preston motioned to accept this special use request from Keith Dirschell to put a 16 feet by 80 feet mobile home on his property at 939 Campbell Road, Quincy, Michigan in the Ag District, because of the facts and findings as listed. Support by Pricilla Dodd. Motion carried.

Report from Township Board Representative- Russell Strong said he had nothing to report.

Report from Zoning Board of Appeals- Chairman Gilbert said no ZBA hearings were held this month.

New Business- Albert Scott, of 390 Potter Road, is requesting a public hearing for a special use request to a mobile home in the Ag District. Glenn Preston motioned to hold the public hearing at the next meeting which will be October 27, 2003 at 8:00p.m. Support by Rodney Carpenter. Motion carried.

Any Other New Business- Chairman Gilbert said he would like some input on these proposed drafts for fee schedules, permits and applications.

Adjourn- Russell Strong motioned to adjourn. Support by Rodney Carpenter. Motion carried.

Glenn Preston, Secretary