

## July 28, 2003 Planning and Zoning Commission Minutes

**On Monday, July 28, 2003 the Planning and Zoning Commission** met at 8:00 p.m. at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. Board members were present; Chairman Dave Gilbert, Rodney Carpenter, Representative from the Township Board Russell Strong and Secretary Glenn Preston. Absent was Pricilla Dodd.

**Minutes-** Chairman Gilbert said to correct the 5<sup>th</sup> line in the 9<sup>th</sup> paragraph, under any other new business, to informal public hearing 10:00 a.m. to noon on July 26, 2003 and a public hearing on August 16, 2003 at 10:00 a.m., in the minutes from the June 30, 2003 meeting. Russell Strong motioned to approve the June 30, 2003 minutes as corrected. Dave Gilbert supported the motion. Motion carried.

**Agenda-** Glenn Preston motioned to accept the agenda as presented. Russell Strong supported the motion. Motion carried.

**Old Business-** none

**Representative from the Township-** Russell Strong said he didn't have anything to report.

**Zoning Board of Appeals-** didn't meet.

**New Business-** none

**Public Hearing for Robert Strouse** of 284 Raymond Drive, Coldwater, Michigan. He is requesting a special use permit to build a single family dwelling and a pole building on 10 acres on Fisher Road, Quincy, Michigan, property code # 120-004-300-015-01. Chairman Dave Gilbert explained the procedure for the Public Hearing. Chairman Gilbert asked Robert Strouse if he had an opening statement. Robert Strouse said he had exhibit #1 petition from neighbors in support of his request. Chairman Gilbert opened the Public Hearing for Public Comment. Dan Posante of 905 Fisher Road, said he was in favor of Robert Strouse building his house and pole barn. Don Hoopes of 823 Whistler Dr, question on the use. Shelby Hoopes of 947 Hoopes Road questioned acreage requirement to build. Chairman Gilbert explained Township Zoning Ordinance. Chairman Gilbert asked Robert Strouse if he had a closing statement. Robert Strouse said his family has farmed this land since 1942 and now he wants to build on his land and where he wants to build is not encroaching on agricultural land. Chairman Gilbert closed the Public Hearing. Chairman Gilbert asked if there were any questions from the board. There wasn't any.

### **Facts and Findings.**

- 1.) Section 5 Ag District
- 2.) 5.02 Section D- doesn't meet qualifications. In 1971 split off 6 acres, in 1984-1985 split off 11 acres, in 1989 split off 10 acres, in 1995 split off 13 acres, in 1995 split off 21 acres. There are 3 houses in the quarter quarter section. In 1971 split house trailer parking in 1980. Farm House prior to 1980. 3 parcels after 1980. First split 10 acres in quarter quarter section. Second split in 1995 in quarter quarter section, balance in ½. In 1995 split in 3 parcels.
- 3.) Section 5.04- Area- meets set backs.

- 4.) Section 5.05- Density B-. doesn't meet qualifications because he doesn't own entire quarter quarter section. C-. not a Lot of Record. D-. doesn't qualify.
- 5.) Section 5.06- Area 1,605 square feet meets requirements for single family home in the Ag. district.
- 6.) Section 11.03- Not a Lot of Record.
- 7.) 11.14-exceeds roads frontage.
- 8.) 11.21 10 acres doesn't apply.
- 9.) 19.01 doesn't apply.

Glenn Preston moved to table Robert Strouse's request for a special use permit for a single family home in the Ag. District. Russell Strong supported the motion. Motion carried.

**Next Meeting-** Chairman Gilbert reported that the Open House for the proposed Zoning Ordinance will be August 16, 2003 at 10:00a.m. and the next meeting will be August 25, 2003 at 8:00 p.m.

**Report from Informal Hearing on the Proposed Zoning Ordinance-** Chairman Gilbert reported there was discussion about changing the Ag. District- rear yard set back to be the same as Residential which is 20 feet instead of the 50 feet as proposed. Lake residential set back (road side) is 30 feet set back.

**Adjourn-** Russell Strong motioned to adjourn. Rodney Carpenter supported the motion. Motion carried. Adjourned at 10:00 p.m.

Glenn Preston, secretary