

4-21-03 Planning and Zoning Commission Minutes

Monday, April 21, 2003 the Planning and Zoning Commission Meeting for Special Use Hearings for McNall, Jacoby and Miler was called to order at 8:00 p.m. at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All board members were present; Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative to the Township Board Russell Strong, Secretary Glenn Preston.

Agenda- Russell Strong motioned to approve the agenda as presented. Rodney Carpenter supported the motion. Motion carried.

Old Business- Chairman Gilbert said there wasn't any old business.

Report from Township Board- Russell Strong said he didn't have anything to report.

Report from Zoning Board of Appeals- Chairman Gilbert said there weren't any ZBA hearings this month.

New Business- no new business was brought before the board.

Special Use Public Hearing for Dwayne McNall, of 1055 Fisher Road, Quincy, Michigan, property code # 120-010-200-010-00 is requesting to split off 1 acre of the original 40 acres to build a house. Opening statement from Dwayne McNall said they are requesting a Special Use Permit for one acre for a single family dwelling under section 5.02- Use Regulations- paragraph D and D-4.

Public Comment- Tom Edwards, of Potter Rd said he tried to split his property two years ago. He wasn't able to do it because he is zoned agriculture. Larry Avery, of 1064 Fisher Rd. said he thought you needed 40 acres to build didn't realize you could build on 1 acre. Larry said he didn't have any objection. Chairman Gilbert asked for any other public comments.

Questions from the board- Rodney Carpenter wondered if it had been farmed in the last 5 years. McNalls said alfalfa was taken off of it last year.

Closing statement- Dwayne McNall said his statement goes by 5.02D- single family dwelling D-4. Chairman Gilbert explained that you are entitled to one split off of the parent parcel after the 1980 Alganssee Township Zoning Ordinance came into effect and you have already built one new home on it about 5 years ago.

Deliberation- Chairman Gilbert closed this portion of the public hearing and had the board to go into deliberation. Glenn said 5.02-D-4- application is for a single family dwelling and one lot is presently utilized and question on 5.02-D-4 about the lot because of the timing of the split because it was the original 140 acres parent parcel. Pricilla said 5.04 meet the set back requirements have been met. Rodney said 5.05 requirements were not met because they farmed it and they already have one house per quarter quarter. Chairman Gilbert said we discussed the 11.03 lot of record is not meeting the requirements. Pricilla said 11.14 it does meet the minimum road frontage, it is 166 feet. Chairman Gilbert said 11.21- it does meet the acreage does meet the State of Michigan Land Division Act. Rodney said 19.01 it does meet the requirements. Chairman Gilbert said it does meet 5.06- floor area 60 x 38 with a 28 x 24 attached garage.

Facts and Findings- 1.) It is in an Ag district. 2.) In 1993 it was a split of a parcel of 140 acres down to 40 acres. 3.) 1 new home built on it 4 or 5 years ago on quarter quarter section. 4) 5.05 it does not meet bonus lot because it has been farmed with the alfalfa taken off last year. Rodney Carpenter motioned to deny the

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special use permit to Dwayne McNall, of 1055 Fisher Rd. as per the facts and findings. Russell Strong supported the motion. Motion carried.

Special Use Public Hearing for Dan and Sue Jacoby- of 1184 Wolf Rd., Reading, Michigan, property code # 120-023-200-055-99 are requesting to put another house on their property. Opening statement- Dan Jacoby is requesting to put another home on their property under section 5.05.

Public Comments- there wasn't any comments and the board didn't have any questions.

Closing Statement- Dan Jacoby said he wants to put another home on their property under section 5.05.

Deliberation and Facts and Findings- 1.) 5.02- single Family dwelling doesn't qualify, 5.02D already has one single dwelling on it. 2.) 5.05- it hasn't been farmed in the last 5 years and it meets density Bonus Lots requirements. 3.) 5.06- it meets floor area requirements, it has 1425 sq. feet. 4.) 5.04- it meets set back requirements. 5.) 11.14- it meets road frontage requirements, it has 325 feet. 6.) 19.01- it does meet the requirements for a single family home. Glenn Preston motioned to grant the special use permit to Dan and Sue Jacoby, of 1184 Wolf Rd under 5.05 bonus lot. Pricilla Dodd supported the motion. Motion carried.

Special Use Public Hearing for Mitchell Miller, of 536 Warren Rd., Coldwater, Michigan is requesting to put a house on 1127 Wolf Rd., Reading, Michigan, property code # 12-120-023-300-005-99, is requesting to put a house with an attached garage on the property. Opening statement- Mitch Miller said he is requesting to put a two story single family house, 28 x 56, and an attached garage, 30 x 30, with a basement on the property.

Public Comment-discussed property code # the correct property code is #12-120-023-300-005-02.

Deliberation and Facts and Findings- 1.) 5.02 and is in the Ag. District and meets the single family dwelling requirements and does it meet the qualifications of 5.02- 1- yes it is utilized for production agriculture right, 5.02-2 yes, 5.02-3 no, 5.02-4 no. 2.) 5.04 it meets the requirements for area and setbacks because it exceeds 1 acre. 3.) 5.05 it meets the one house per quarter quarter section. 4.) 5.06 it meets the floor area requirements, it has 1576sq ft. 5.) 11.14 it meets the requirements for road frontage, it has 1100 feet. 6.) 19.01 it does meet the requirements for a single family home. Glenn Preston motioned to grant the special use permit under 5.02 single family home in and Ag. District. Russell Strong supported the motion. Motion carried.

Adjourn- Glenn Preston motioned to adjourn. Rodney Carpenter supported the motion. Motion carried.

Glenn Preston, secretary