

## December 12, 2002 Planning and Zoning Commission Minutes

**December 12, 2002** Chairman Dave Gilbert called the Special Planning and Zoning Commission meeting to order at 7:05p.m., with all members present: Chairman Dave Gilbert, Pricilla Dodd, Rodney Carpenter, Representative from the Township Board Russell Strong, and Secretary Glenn Preston.

**Minutes-** the secretary read the minutes of the November 25, 2002 Planning and Zoning Commission meeting. Rodney Carpenter motioned to accept the minutes as read. Pricilla Dodd supported the motion. Motion carried.

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

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

**Zoning Board of Appeals-** There wasn't a ZBA meeting last month.

**Old Business-** no old business.

**New Business- rehearing For Kathy Dickman's request for a Special Use Permit** property code # 120-A11-000-010-00 and 120-A11-000-011-00. In her absence Terry Tom said he was here to represent Kathy Dickman. He had nothing in writing from Kathy Dickman to say he would represent her. After much discussion and questions that only Kathy Dickman could answer, Russell Strong motioned to table the hearing until a time when Kathy Dickman could meet with us to give us additional information. Rodney Carpenter supported the motion. Motion carried.

**Rehearing for Emanuel Schwartz of 888 Warren Rd. request for a special use permit** under the Algansee Township Zoning Ordinance 5.02 D, property tax code # 12-120-021-300-015-00 to build a house. Emanuel Schwartz explained why he built another house on the property. Chairman Gilbert asked for Public Comment- John Watson, Norm Knisely and Dennis Parker had concerns about the addition of another house on the property. Chairman Gilbert closed the Public Comment portion of the Hearing. Chairman Gilbert opened the discussion by the Planning and Zoning Commission- it is 80 acres with 3 houses, it does meet the qualification of Land Splits. Facts and Findings- 1. It is in the Ag. District. 2. Does it meet the set back requirements? Side, Rear and Front- yes. 3. Does it meet minimum lot area? Yes. 4. Does it meet road frontage requirement? Yes. 5. Does it meet the minimum square footage? Yes, 5.02- D Single Family Dwelling- 1# of D- yes, 2# of D- no, 3# of D- yes, 4# of D- Health Dept. permit. Meets all criteria in the Zoning Ordinance. Chairman Gilbert said Emanuel Schwartz must acquire all necessary permits from the State, Federal and County. And also is subject to Land Split approval. Glenn Preston motioned to accept the special request from Emanuel Schwartz to build a house on 888 Warren Rd. with conditions of must acquire all Federal, State, County permits and is subject to Land Split approval. Russell Strong supported the motion. Motion carried.

**Terry Tom is requesting a Special Use Permit** to store boats in a nonconforming use at 275 Crockett Dr., property code # 120-005-300-005-13. Glenn Preston motioned to hold the public hearing for the request of the Special Use permit on January 27, 2003 at 7:00 p.m. Russell Strong supported the motion. Motion carried.

**Adjourn-** Pricilla Dodd motioned to adjourn. Russell Strong supported the motion. Motion carried. There will not be the regular meeting on the last Monday night of December- 12-30-02.

**Next meeting will be January 27, 2003 at 7:00 p.m.**

Glenn Preston, Secretary