

On Monday, November 6, 2006 at 7:00 p.m. the ALGANSEE TOWNSHIP BOARD met at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All board members were present- Supervisor Erica Ewers, Treasurer Ann Strong, Trustee Bill Avra, Trustee John Shilling and Clerk Suzanne Preston. Visitors present that signed in were Rodney Carpenter, David Locey, Tom & Judy Overmyer- 183 Dons Dr., Tom & Suzanne Morgan- 233 Dons Dr., Fred Figley, Kris Miller, Lee Matas, Maxine Scutt, Jeffrey L. Owczarzak, John W. Krasula, John J. Dzienny, Darrin Phenix, Mildred Latimer, Harold & Deborah Sneath, Michel Kolodie, Kelly Shubert, Wesley Adkins, Bill & Judy Jones, David Kelp- 199 Lake Shore Dr., Mick & Linda Belcher, Joe & Lena Donato, Earl & Mary Waterstrat, Barb & Bill Lloyd, Mary Agostini, Joyce & Sam Clark- 243 Donnell Dr., Charlotte Stork, Pete & Marge Inde- 761 Lake Shore Pt., Michael Carroll- 218 Donnell Dr, Anne Gary- 145 Lake Shore Dr. Coldwater, David Weber- 216 Dons Dr. Quincy, John Kmiotek 147 Dons Dr. Quincy, Tom & Mary Alice Schomaeker- 774 Bennett Dr., Norman Arey- 148 Crockett Dr. Quincy, Lyn Ulrich, Sandy Smallwood- 241 Lake Shore Coldwater, Brandee Pabian- 716 E. Channel Dr. Coldwater, Robin Cline- 738 Bennett Dr. Coldwater, Al Koldewey- 227 Donnell Dr., James & Gay Timmons Adkins 798 E. Central Rd. Quincy, Robert Beckmann- 808 Bennett Dr., Fred Avra, Bonnie Frick- 116 Wilmin, Ed & Becky Michel- 794 Bennett Dr., M Rubley, Roger Van Lieu- 472 Phillip Rd., Alan & Linda O'Leary- 209 Lakeshore Dr., Judy Bailey- Bickford.

A. CALL MEETING TO ORDER/ PLEDGE OF ALLEGIANCE- Supervisor Erica Ewers called the November 6, 2006 meeting to order at 7:00p.m. Suzanne Preston led us in the pledge to the American Flag.

B. AGENDA- ADDITIONS/ DELETIONS- Suzanne Preston motioned to approve the agenda. Support by Ann Strong. Motion carried.

C. 1. FIRST PUBLIC HEARING FOR BICKFORD DRIVE SPECIAL ASSESSMENT

MAINTENANCE RENEWAL- Supervisor Erica Ewers called the public hearing for the special assessment renewal for Bickford Drive to order according to P.A. 188 of 1954 as amended. Those present from Bickford Drive were Fred Figley, Dana Alley, Judy Bailey, Chris Miller, and John Dzienny. Fred Figley said he wanted to continue a maintenance assessment of \$25.00 per year per property owner for indefinitely. There are 19 total property owners. Fred Figley motioned to proceed with the second public hearing. Support by Dana Alley. Motion carried. Ann Strong motioned to close the public hearing for Bickford Drive special assessment renewal. Support by John Shilling. Motion carried. Bill Avra motioned to proceed with the second public hearing for Bickford Drive special assessment. Support by John Shilling. Motion carried.

C. 2. SECOND PUBLIC HEARING FOR BICKFORD DRIVE SPECIAL ASSESSMENT

MAINTENANCE RENEWAL 7:15 p.m.- Supervisor Erica Ewers called the second public hearing for Bickford Drive Special Assessment maintenance renewal to order according to P.A. 188 of 1954 as amended to order. There are 17 property owners at \$25.00 per year and 2 property owners that split a lot at \$12.50 per year for a total of 19 property owners. Fred Figley motioned to have the special assessment maintenance at \$25.00 per year for 17 property owners and at \$12.50 per year for 2 property owners indefinitely. Support by Dana Alley. Motion carried. Ann Strong motioned to close the public hearing. Support by Bill Avra. Motion carried. Ann Strong motioned to proceed with the special assessment indefinitely. Support by Bill Avra. Motion carried.

D. PUBLIC COMMENT- 1. David Locey- Audit Report- David Locey gave the audit report. He said the books were in the best shape he has seen Algansee Township's books in quite a while. John Shilling motioned to approve the audit report. Support by Bill Avra. Motion carried.

2. Nonconforming Use- Supervisor Erica Ewers explained that there are 3 different nonconforming— structural, use, and lot. Supervisor Erica Ewers asked when people make a comment to state their name and address.

Barb Lloyd- Donnell Dr. - said she wants a more positive verb age put in the zoning ordinance.
Joyce Clark- 234 Donnell Dr.- would like the wording in 19.1 to be repelled.
Harold Sneath- 241 & 251Donnell Dr.- owns 2 nonconforming structures and has to declare he has 2 nonconforming structures.
Mary Agostini- says the intent of the zoning ordinance was to get rid of all nonconforming uses.
Judy Jones- 776 Hall Rd.- wondered about the houses built between 1980 and 2003 are they legal nonconforming uses.
Harold Sneath- wondered if he has a legal nonconforming structure why can't he build a second story.
Al Koldewey- wondered why the need to build an addition.
Joyce Clark- wondered why they can't improve their property
Russ Jennings, Algansee Twp. Zoning Administrator- said people have a right to rebuild.
Lena Donato- wondered why some people get a variance and some don't.
Debbie Sneath- 231 Donnell Dr. - wondered why they get turned down when they go through the proper steps and the all neighbors agree to the improvements.
Mary Agostini- wondered why there are inconsistencies.
Gaye Timmons- said she has been fighting the township for years.
Harold Sneath- thought Erica Ewers should be attending the Zoning Board of Appeals meetings.
Mary Agostini- wondered if the township board is trying to eliminate non conforming uses by denying variances.
Earl Waterstrat- wondered if people could help rewrite the Zoning Ordinance.
Deb Sneath- wondered why if we can get tax bills in the mail, than we can get public notices in the mail.
Joyce Clark- knows of 6 people on her road that would like to improve their home.
Erica Ewers asked if we could have a joint meeting with the township board and the Zoning Commission on a different day to talk about concerns. She suggested this Saturday November 11th or next Saturday November 18th.
Harold Sneath- said that this Saturday was too soon and next Saturday would conflict with deer hunting and he would like to meet in a bigger facility
Supervisor Erica Ewers asked if December 2nd at 10:00a.m. would be ok, she'll have to check on finding a bigger place.
Dave Kelp wondered where the measurements for the zoning ordinance were obtained from.
Maxine Skutt- wondered why the wording in the zoning ordinance wants to eliminate nonconforming lots.
Barb Lloyd- wondered how the Michigan Zoning Enabling Act affects nonconforming uses and why if the comments of neighbors are positive why they should still get a denial.
Bonnie Frick- wondered about putting a grandfather clause in the nonconforming uses section in the Zoning Ordinance.
Norm Arey wondered why the township board doesn't represent the people.
Lena Donato said Judge Coyle said you can't deny what people want.
Ed Michel said that thing could be changed.
Most people left the township meeting at this time.

E. MINUTES- Bill Avra motioned to accept the October 2, 2006 Algansee Township Board minutes. Support by John Shilling. Motion carried.

F. PUBLIC HEARING FOR JUNK ORDINANCE REVISIONS 8:15 p.m. Supervisor Erica Ewers called the Junk Ordinance Revision public hearing to order. She read the proposed changes to the Algansee Township Board Ordinance 401, more commonly known as the township junk ordinance: Section 4 Notice of Violation- It shall be the duty of the Algansee Township Supervisor/Zoning Administrator or such other person designated by the Township Board to enforce this Ordinance to receive two (2) written complaints from non related property owners of Algansee Township prior to sending a first class letter notifying the owner and/or occupant of the premises of such violations that are set forth herein. The owner shall be allowed 30 days from date of such notice to correct such defect, unless such defect

constitutes an immediate and extreme danger as set forth below. If cleanup does not occur within 30 days a second notice sent by certified mail shall be sent to the owner and/or occupant of the premises of such violations that are set forth herein. Notices shall notify the property owner that he may be assessed all costs involved in the removal. John Shilling motioned to accept the proposed amendments to the Junk Ordinance. Support by Bill Avra. Motion carried. Supervisor Erica Ewers reported she didn't receive any written comments on the Junk Ordinance.

G. TREASURER'S REPORT

G. 1. November Report- Treasurer Ann Strong reported the township balance last meeting, October 2, 2006 was \$505,384.09, the township had income this past month of \$3,921.08 and the township had expenses this past month of \$22,094.38 giving the township a balance of \$487,210.79 for this month. The Clerk agrees. Bill Avra motioned to accept the November 6, 2006 Treasurer's report. Support by John Shilling. Motion carried.

G. 2. Winter Tax Collection Postage- Suzanne Preston motioned to have Ann Strong buy 10 rolls of \$.39 stamps to cover the winter tax collection which equals \$390.00. Support by Bill Avra. Motion carried.

H. COMMITTEE REPORTS

H. 1. Quincy Fire Association - Supervisor Erica Ewers reported the insurance company is putting together proposals to include all the new fire equipment.

H. 2. Report from the Alganssee Township Planning Commission - John Shilling reported the Planning Commission did meet twice- special use public hearing for Noah Girod, & special use public hearing for Kim Stempien.

H. 3. Report from Alganssee Township Zoning Board of Appeals- Bill Avra reported they didn't meet last month.

H. 4. Report from Alganssee Township Building Committee- nothing new

H. 5. Website (www.algansseetownship.com) - Supervisor Erica Ewers reported that Sue Morgan will come out and help each of us set up our email addresses and it was down today.

H.6. Supervisor's Meeting- Bud Norman is working on a brown field redevelopment map for the county and is asking townships for their input. Also Coldwater City is adding onto the Heritage Gym and would like the townships support.

I. OLD BUSINESS

I. 1. Ordinance Violations-Barn Letters- Josephine Wineland- corner of Briggs & Central Rd., Patti Knirk- Potter Rd. just south of Central Rd., Carmen Stout- 880 Hall Rd., Dennis Stout- 920 Hall Rd., Roger VanLieu- main farm 481 Phillip Rd. **Junk Violations- Eric Fast-** 549 South Ray Quincy Rd.-same as last month, **Danny Benedict Sr.-** 1025 Grove Road- was sent second notice making slow progress, **Avra Rentals** 1100 Wolf Rd - working on it, **Herman Van Lieu Estate-** 1189 Wolf Road- was sent second notice, **James Straus-** 922 Fisher Rd.- sent officer Pollack out to speak to him **Mark Paradine-** 300 Winhoven- need to speak to him. Sent U.S. Mail letters to – deadline 9-26-06 called and wanted an extra week to clean up **Sandra Ely-** 762 & 766 Madison Road- 2 parcels, **Sandra Ely** 291 & 283 Winhoven Drive- 2 parcels, **Sandra Ely-** 211 Ray Quincy Road 2 parcels- **Jim Burke-** zoning violation Civil infraction & **McConnell Estate-** civil infraction- junk violation still being worked on. **Pending Injunctive Orders-** on Jacob Eicher 507 Hammon Road & Sam Girod Jr. 671 S. Ray Quincy Road.

I. 2. Cemeteries- Bill Avra got a quote for fence from Kenyon Overhead Door at \$4.15 per foot and \$15.00 per post and \$2.50 a foot installed. John Shilling said he would get a quote from someone else.

I. 3. McKenna Associates- the board wondered if they could come on Saturday, December 2, 2006.

I. 4. Any Other Old Business- none

J. NEW BUSINESS

J. 1. Planning Commission Minutes- John Shilling motioned to accept the Planning Commission October 30, 2006 minutes. Support by Ann Strong. Motion carried. Bill Avra motioned to agree with the

Planning Commission's recommendation concerning Noah B. Girod. Support by Ann Strong. Motion carried. Suzanne Preston motioned to send back to Planning Commission the November 2, 2006 minutes because of some discrepancies. Support by Ann Strong. Motion carried.

J. 2. Newsletter- Suzanne Preston motioned to approve the December 2006 Alganssee Update Newsletter issue #9. Support by Ann Strong. Motion carried,

J.3. Any Other New Business- The Clerk reminded everyone to come and vote tomorrow polls are open from 7:00a.m. to 8:00 p.m.

K. Payment of Bills- Expenses were presented in the amount of \$9,954.18 plus election inspectors and their supper. Bill Avra motioned to pay the bills. Support by John Shilling. Motion carried.

L. SPECIAL REPORTS

L. 1. Zoning Administrator's Report- Russ Jennings reported 4 permits were issued in September- Jeff Rider, Martin Schmucker, Jake Girod, Emmanuel & Henry Schwartz also has had several requests for special use and variances.

L. 2. Alganssee Library Report- Circulation was 738, attendance was 375, hours open were 87, and internet use was 177 hours. Suzanne Preston motioned to accept the bid from Alumni Ramp Inc. to put a ramp to the Alganssee Library. Support by Ann Strong. Motion carried.

L. 3. Branch County Commissioner's Report- Mickey Rubley updated us on the Commissioners.

L. 4. Assessor's Report- Supervisor Erica Ewers reported there will be a county wide audit. 30 counties were picked in the state and Branch County was one of them.

M. Correspondences- none

N. Public Comment- Duane Barnett said people should come to the entire meeting to know what is going on.

O. Next Meeting- next meeting will be on Monday, December 4, 2006 at 7:30 p.m. at the Alganssee Township Hall.

P. Adjournment- Ann Strong motioned to adjourn. Support by Bill Avra. Motion carried. The meeting was adjourned at 9:35 p.m.

Suzanne Preston, Clerk