

February 9, 2005

On **Wednesday, February 9, 2005** Chairman Dave Gilbert called the Alganssee Planning and Zoning Commission to order at 7:00pm at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All Planning and Zoning Commission members were present Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative to the Township Board John Shilling and Secretary Glenn Preston.

Minutes- the Secretary read the January 31, 2005 Planning and Zoning Commission minutes. John Shilling motioned to accept the January 31, 2005 minutes. Support by Pricilla Dodd. Motion carried.

Old Business- Pricilla Dodd motioned to recommend to the Alganssee Township Board to reimburse a Special Use Permit to James and Nancy Woods because the Alganssee Township Zoning was in error. Support by Glenn Preston. Motion denied.

Report from Representative to the Township Board- John Shilling reported the township board recommends a review of the Zoning Ordinance in a timely manner.

Report from Zoning Board of Appeals- Chairman Gilbert said they hadn't meet since the Planning Commission last met.

Sean Nowicki Special Use Public Hearing- Pricilla Dodd motioned to bring off the table the Special Use Public Hearing Sean Nowicki, property code# 120-017-100-015-04, address 809 East Central Road, Quincy, Michigan . Support by Rodney Carpenter. Motion carried. Chairman Dave Gilbert reported in the **Alganssee Township Zoning Ordinance on page 161, Section 18.03 are the Standards for Approval of Special Use Permits-**

- A. The proposed special land use shall be compatible with and in accordance with the general principles and future land use configuration of the Township Master Plan and shall promote the intent of this Ordinance. Yes, it meets the requirements
- B. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and zoning of land. The property shall be of sufficient size to accommodate the proposed use in compliance with the required development standards of the applicable zoning district without a variance. All aspects of the proposed use, including parking, storage and lighting, shall be accommodated on the subject lot and within the same zoning district. No, it doesn't because of adjacent land use.
- C. The proposed use shall be designed, constructed, operated and maintained so as to assure long-term compatibility with surrounding land uses. Consideration shall be given to:
 1. The size, placement, and materials of construction of the proposed use in relation to surrounding uses.
 2. The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping.
 3. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
 4. The hours of operation of the proposed use. Approval of a special; land use may be conditioned upon operation within specified hours considered appropriate

to ensure minimal impact on surrounding uses. Yes, only with condition #1 if kennels are built on south half of the property.

- D. The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. Consideration shall be given to the following:
1. Proximity and access to major thoroughfares.
 2. Estimated traffic generated by the proposed use.
 3. Proximity and relation to intersections.
 4. Location of and access to off-street parking.
 5. Required vehicular turning movements.
 6. Provision for pedestrian traffic.

Traffic- not an issue.

- E. The proposed special land use shall be consistent with existing and future capabilities of public services and facilities affected by the proposed use. It is not applicable.
- F. The proposed use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental to public health, safety, and welfare. Site layout shall be such that operations will not be objectionable to nearby dwellings by reason of noise, fumes, glare or flashing lights. Noise- yes- attempt to be as quiet as he can.
- G. The proposed use shall be compatible with the natural environment in regard to the preservation of wetlands, minimization of storm water runoff and erosion. It is not applicable.
- H. The proposed use shall provide safe and adequate off street parking if required in accordance with Section 14.06. Yes, meets the requirements.
- I. The proposed use will provide adequate landscaping if required in accordance with Section 17.05. Yes, meets the requirements.

John Shilling motioned to grant the Special Use Permit for kennels with the condition

1. To have no more than 10 dogs on the property at any time.
2. To limit activity to south half of property.

Support by Pricilla Dodd. Roll call vote: Pricilla Dodd-yes, John Shilling- yes, Rodney Carpenter- no, Glenn Preston- yes, Dave Gilbert- yes. Motion carried.

Review Zoning Ordinance- Chairman Gilbert asked the Planning and Zoning Board to review the Algansee Township Zoning Ordinance to see what changes need are needed.

Adjourn- John Shilling motioned to adjourn. support by Glenn Preston. Motion carried.

Glenn Preston, Secretary