

February 28, 2005

On Monday, February 28, 2005 the Planning and Zoning Commission held its regular meeting at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. Chairman Dave Gilbert called the meeting to order at 7:10pm with all board members present- Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative from the Township Board John Shilling and Secretary Glenn Preston.

Minutes- Rodney Carpenter motioned to accept the February 9, 2005 Planning & Zoning Commission minutes with the following corrections- 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 one time. And also to correct Rodney Carpenter's roll call vote to no. Support by John Shilling. Motion carried.

Agenda- John Shilling motioned to accept the agenda. Support by Rodney Carpenter. Motion carried.

Report from Representative from the Township Board- John Shilling reported the Township Board is supportive of reviewing the Algansee Township zoning Ordinance.

Report from Zoning Board of Appeals- Chairman Dave Gilbert reported they met on February 21, 2005 for a hearing about Winhoven Drive and both were denied.

Report from Zoning Administrator- Russ Jennings reported he received 2 requests under Algansee Township Zoning Ordinance- Ag District- 4.03 L.

Mike and Kelly Dodd Zoning Amendment Public Hearing- Chairman Dave Gilbert asked Mike Dodd if he had an opening statement. Mike said that he would like to have a major motor vehicle repair business as a special use in the Ag zoning district and he believes there is a need for such a business. Glenn Preston motioned to table the Mike and Kelly Dodd public hearing until March 28, 2005 at 7:00pm so Mike and Kelly Dodd can gather more information. Support by Rodney Carpenter. Motion carried.

New Business- Rodney Carpenter motioned to hold a Public Hearing on March 9, 2005 at 6:00pm for a request for a Special Use Permit for a house for Martin Schmucker, property code # 120-034-300-010-02, mailing address 659 Hammond Road, Reading, Michigan, property address Ray Quincy Road, Reading, Michigan, personal check address 6311 Cooper Road, Reading, Michigan. Following Martin Schmucker's Special Use Public Hearing will be a Special Use Public Hearing for John J. Schwartz, property code # 120-033-300-020-00, mailing address 878 Brown Road, Reading, Michigan, property address 912 Brown Road, Reading, Michigan, check address RR 1 Box 878 Reading, Michigan. Support by Pricilla Dodd. Motion carried.

Norm Knisely presented a letter dated 2-28-05 regarding Sean Nowicki's Special Use Permit. Need to attach letter to these minutes.

Planning and Zoning workshop set for March 8, 2005 at 7:00pm.

Special Use Public Hearing for John and Marilyn Lampman, property code # 120-019-100-005-00, address 450 South Fremont Road, Coldwater, Michigan. Chairman Dave Gilbert stepped down at this time. Vice Chairman Pricilla Dodd called the Special Use Public Hearing to order at 8:00pm. Opening statement John Lampman said he would like to build a new house at 450 South Fremont Road and tear down the old house within 120 days after the new house is built. Vice Chairman Pricilla Dodd asked if there were any questions from the public. There weren't any. Vice Chairman Pricilla Dodd asked there were any questions from the board. There weren't any. Vice Chairman Pricilla Dodd asked if John Lampman had a closing statement. John Lampman said he would like to get permission to proceed.

Facts and Findings-

1. Lot is in the Ag district and is 1 acre or larger.
2. Complies with developmental standards.
3. Will not increase density per quarter quarter section.

John Shilling motioned to grant special use permit to John and Marilyn Lampman with the following conditions

1. Needs a land split.
2. Must comply with Algansee Township Zoning Ordinance Section 21.07- Security- must comply in regards to tearing down the old house.
3. Remove the old house within 120 days of completion of the new house.

Support by Rodney Carpenter. Motion carried.

Adjourn- Chairman Dave Gilbert asked for a motion to adjourn. Pricilla Dodd motioned to adjourn. Support by Rodney Carpenter. Motion carried.

Glenn Preston, Secretary