

1. On Monday, September 10, 2007 at 7:00 p.m. Chairman Rodney Carpenter called the Algansee Township Planning Commission meeting to order at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All members were present Rodney Carpenter, Pricilla Dodd, John Shilling, Tom Morgan, Glenn Preston & Planner Greg Milliken.

2. Approval of Minutes- John Shilling motioned to approve the 8-27-07 minutes. Support by Pricilla Dodd. Motion carried.

3. Approval of Agenda- Glenn Preston motioned to approve the agenda as presented. Support by John Shilling. Motion carried.

4. Old Business- Chairman Rodney Carpenter said he spoke with Richard Losinski from the Branch County Road Commission, who said they wouldn't approve anything in the road right of way except for drain fields. Chairman Rodney Carpenter said the Coldwater Fire Department recommends 10 foot set backs.

5. Report from Township Board- John Shilling reported the Algansee Township Board approved the 9-10-07 special meeting and the questions that Jack Lutz has for Greg Milliken need to be asked at the Algansee Planning Commission meeting.

6. Report from the Zoning Administrator- Russ Jennings reported he hasn't issued any permits so far for the month.

7. Report for Zoning Board of Appeals- Glenn Preston reported they haven't met.

8. New Business- Chairman Rodney Carpenter reported he received today additional comments from the Lake Committee dated 9-4-07.

9. Discussion of Proposed Changes to the Algansee Township Zoning Ordinance- Section 5.04 Development Standards A. John Shilling motioned to accept the 7-24-07 draft wording. Support by Glenn Preston. Motion carried.

Section 5.04 B Minimum Yard Requirements 1. Front yard setbacks (adjacent to the road) - John Shilling motioned to accept 7-24-07 draft wording. The minimum front yard requirement shall be determined by taking the average of the existing front yards of adjacent properties 250 ft. to either side of the subject property. The front yard requirement shall be no less than 20 feet and no more than 25 feet.

2. Rear Yard- Any and all rear yards shall be at least twenty (20) feet in depth.

3. Side Yard- Any and all side yards shall be a combination of twenty (20) feet.

4. Lake Front- The proceeding requirements notwithstanding, in order to preserve and enhance property values, and to protect air circulation, no structure shall be constructed within the minimum lakefront yard. The minimum requirement shall be determined by taking the average lake front setback of the principal structures on the properties located 250 feet to either side of the subject property. Where there are no structures within 250 feet, 50 feet will be the minimum. Support by Glenn Preston. Motion carried.

Section 5.04 C- Building and Structure Standards. Glenn Preston motioned to accept the 7-24-07 draft **1.) Height-** no building or structure shall exceed thirty five (35) feet in height. **2.) Minimum floor plan** amended to 1,000 square feet. Each dwelling unit shall have a minimum floor area of one thousand square feet. Support by John Shilling. Motion carried.

Chapter 14 section 14.02 Home Occupation. A. Minor Home Occupations- 1. Tom Morgan motioned to accept the July 24, 2007 draft changes. The dwelling in which the home occupation is operated shall be the principle residence or associated accessory building of the owner of the home occupation business. The accessory building shall not be built or expanded solely for the purpose of hosting the home occupation.

Major Home Occupations- 1. The dwelling in which the home occupation is operated shall be the principle residence or associated accessory building of the owner of the home occupation business. Support by John Shilling. Motion carried.

Section 14.02 Home Occupations- page 14-5 B. Regulations 5. Glenn Preston motioned to accept as written in the 7-24-07 draft. If such parcel of land was platted for access purposes prior to November 2003 and has not been reduced in size nor expanded in terms of the number of lots or units served but does not meet the standards presented above, such parcel may continue to serve as an access parcel but may not be reduced in size or expanded in terms of lots or units serviced without coming into compliance with the standards presented above. Support by Tom Morgan. Motion carried.

14.08 Private Roads- Glenn Preston motioned to accept the wording in 7-24-07 draft. No new private roads shall be created or developed in Algansee Township. Existing private roads may continue to be used and maintained in accordance with the following provisions:

A. Existing private roads shall continue to be maintained in the interest of the health, safety, and welfare of those residents that live along the road to ensure safe access to all properties for said residents and emergency vehicles.

B. Existing vacant lots, parcels, or units on existing private roads may be developed in accordance with the development standards applicable to that particular zoning district.

C. Vacant, undeveloped property with frontage on a private road may be divided provided the new lots, parcels, or units satisfy the appropriate development standards of the zoning district and new sites are accessible.

D. Existing private roads shall not be extended or lengthened.

Support by John Shilling. Motion carried.

Chapter 19 to Nonconforming Use (Structure and Lots). Tom Morgan motioned to change title. Support by Pricilla Dodd. Motion carried.

19.02 Nonconforming Uses A. Glenn Preston motioned to accept the 7-24-07 draft wording 1. Expansion of Use- No such nonconforming use shall be enlarged or increased in area or in height than it occupied at the effective date of the adoption or amendment of this ordinance. Support by John Shilling. Motion carried.

19.02 Nonconforming Uses- 4. Physically Unsafe Structure John Shilling motioned to accept the 7-24-07 draft wording. Repairs or maintenance deemed necessary and reasonable within an established time period by the County Building Official to keep a structure containing a nonconforming use safe and sound shall be permitted. However if a structure containing a nonconforming use becomes physically unsafe and/or unlawful due to lack of maintenance and repairs, and is declared as such by the County Building Official, the nonconforming use shall not thereafter be resumed except in full conformity with the regulations in the district which it is located. Support by Glenn Preston. Motion carried.

10. Public Comment- Harold Sneath said the setbacks for lake property are not reasonable.

11. Next Meeting Date/ Adjournment - Tom Morgan motioned to have the 9-26-07 meeting start at 7:00 p.m. Support by Pricilla Dodd. Motion carried.

Glenn Preston motioned to adjourn. Support by John Shilling. Motion carried.

Glenn Preston, Secretary