

1. On Wednesday, February 7, 2008 at 7:00 p.m. Chairman Rodney Carpenter called the Special Use Request Public Hearing of 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.

2. Special Use Request Public Hearing for Thomas and Margaret Schroeder- on 1190 Campbell Rd. property tax ID# 120-014-400-005-01. Special Use Request under Chapter 4, Section 4.03 L.

3. Opening Statement- Tom Schroeder said he owns 32 acres around the house. The house was built in 1968 and he bought it from Rose Daniels. He owns the 8 acres where the house is and would like to leave 1.91 acres with the house and add the remaining acreage back into the 32 acres around the house.

4. Public Comment- none

5. Closing Statement- Tom Schroeder reiterated what he had said in the opening statement.

6. Questions from the Planning Commission- none

7. Facts and Findings-

Zoning Requirements: Chapter 4- Agricultural Zoning District

Section 4.03 L- Single Family dwellings on less than forty (40) acres provided the following conditions are all satisfied:

4.03 L- 1.The house is to be located on a lot that is one (1) acre or larger in size. Size will be 1.91 acres, it meets that requirement.

4.03 L-2. The proposed house and the lot shall comply with all of the Development Standards set forth in Section 4.04.

4.04- Development Standards- All lots, buildings and structures in the Ag zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

4.04-A. Minimum Lot Dimensions- 1. Lot Area The minimum lot area shall be a quarter-quarter section, with the exception of lots for which a special use permit has been issued pursuant to Section 4.03 L. Each dwelling shall be located on a lot of record. Each lot of record shall have no more than one (1) dwelling. There shall be no minimum lot area for one (1) single family dwelling on any lot that was a lot of record as of November 1980, provided that the minimum yard requirements are met. It is the only house in the quarter-quarter section.

4.04- A. 2. Lot Width- The minimum lot width shall be one-hundred (100) feet. The lot is 297 feet.

4.04- A.3. Minimum Frontage- Each lot shall have a minimum lot frontage of at least one-hundred feet. The frontage is 297 feet.

4.04- B. Front Yard Requirements- 1. Front Yard- Any and all front yards shall be at least fifty (50) feet in depth. Front Yard is 168 feet in depth.

4.04- B.2. Rear Yard- Any and all rear yards shall be at least twenty (20) feet in depth. The rear yard is over 100 feet in depth.

4.04- B.3. Side Yard- Any and all side yards shall be at least twenty (20) feet in depth. The side yard is 69 feet in depth.

4.04- C. Building and Structure Standards- 1. Height- No building or structure shall exceed thirty-five (35) feet in height with the exception of structures used solely for agriculture. The structure doesn't exceed 35 feet.

4.04- C. 2. Minimum Floor Area- Each dwelling unit shall have a minimum floor area of one-thousand (1000) square feet. The house has 1236 square feet.

4.03- L- 3. The lot, nor any portion thereof, shall not have been used at any time during the previous ten (10) years for the production of crops nor for pastureland, nor set aside. The land has not been farmed in the last 10 years.

4.03- L- 4. The proposed house shall not cause the density of the quarter-quarter section in which it is located to exceed one (1) dwelling unit per ten (10) acres. It is the only house in the quarter-quarter section.

Glenn Preston read a letter from Jerry Osborn, 931 Jonesville Road, Quincy, Michigan.

John Shilling motioned to accept the special use request for a land split based on the facts and findings. Support by Tom Morgan. Motion carried.

8. Next Meeting Date – The next regular meeting will be February 25, 2008 at 7:00 p.m.

9. Adjournment- Tom Morgan motioned to adjourn. Support by Pricilla Dodd. Motion carried. The meeting was adjourned at 7:40 p.m.

Glenn Preston, Secretary