

Alganssee Township Planning and Zoning Commission  
Minutes

October 31, 2005

On **Monday, October 31, 2005, at 8:00 p.m. the Alganssee Township Planning and Zoning Commission** met for its regular meeting at the Alganssee Township Hall, 378 South Ray-Quincy Rd., Quincy, MI. Members present were Chairman Dave Gilbert, Representative to the township board John Shilling, Pricilla Dodd, and Rodney Carpenter. Absent, Secretary Glenn Preston.

**Minutes** – John Shilling motioned to accept the September 26, 2005 minutes, with the following correction: The Special Use Hearing to be held on October 31, 2005 for Joan Waterbury, should be for Michael Waterbury. Supported with correction by Rodney Carpenter. Motion carried.

**Agenda** – Rodney Carpenter motioned to accept the agenda as presented. Support by John Shilling. Motion carried.

**Old Business** - None

**Report from the Township Board** – John Shilling didn't have anything to report.

**Report from the Zoning Board of Appeals** – Chairman Dave Gilbert reported that they had one meeting in October for a variance asking for a 3' variance to build in the road right of way. The variance was tabled.

**New Business** – Special Use Hearing for: Michael Waterbury  
1031 E. Central Rd.  
Quincy, MI 49082  
Property Tax ID No. 120-015-100-025-00

Opening Statement: Mrs. Joan Waterbury stated that they wish to remove a trailer and replace it with a modular home.

Public Comments: None

Questions from the Board: John Shilling asked if there were only two dwellings in that particular Quarter Section. Reply – Yes.

Closing Statement: Mr. Michael Waterbury stated that he wanted to replace the trailer with a modular home, including a full basement. By doing this he felt that he was benefiting his family and his neighborhood.

Deliberation: Section 18.03:

- (A) Yes
- (B) Yes
- (C) 1) 1345 sq. ft. modular home with a basement  
2) Yes  
3) Yes  
4) N/A
- (D) 1) OK  
2) OK  
3) OK  
4) OK  
5) OK  
6) OK
- (E) Yes
- (F) N/A
- (G) Yes
- (H) N/A
- (I) Yes

Facts and Findings: There is an existing dwelling on the property and they are trying to improve for their family and the surrounding area.

The density in the Quarter Quarter Section will be less than 4 dwellings.

Section 18.04 A) Approval or Denial based on the above Facts and Findings:

John Shilling motioned to approve the Special Use Request for Michael Waterbury based on the above Facts and Findings. Rodney Carpenter seconded the motion.

Role Call Vote: Rodney Carpenter – yes, John Shilling – yes, Dave Gilbert – yes, and Pricilla Dodd – yes. Motion carried.

A discussion was held regarding changes that may need to be made in the Zoning Maps. It was decided to look at these at our next regularly scheduled meeting.

**Adjourn** – Rodney Carpenter motioned to adjourn. Supported by John Shilling. Motion carried.

**Meeting adjourned at 8:00 p.m.**

Pricilla Dodd