

January 31, 2011 Alganssee Township Planning Commission Meeting Minutes

- 1. On Monday, January 31, 2011 at 7:30 p.m.** Chairman Rodney Carpenter called the regular meeting of the Alganssee Township Planning Commission meeting to order at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All members were present Rodney Carpenter, Pricilla Dodd, Amos Barnett, Mick Belcher, and Glenn Preston. Visitors present were Township Planner Greg Milliken, Zoning Administrator Russ Jennings and Supervisor Tom Morgan
 - 2. Minutes-** Amos Barnett motioned to approve the minutes of the last meeting which was November 29, 2010 minutes. Support by Pricilla Dodd. Motion carried.
 - 3. Agenda-** Amos Barnett motioned to approve the agenda. Support by Mick Belcher. Motion carried.
 - 4. Old Business-** none
 - 5. Report from Township Representative-** Mick Belcher reported he told the township board when the public hearing would be for the zoning amendments.
 - 6. Report from Zoning Administrator-** Zoning Administrator Russ Jennings reported he issued 1 permit for the month of December and 1 permit for the month of January. The property owner at 264 Donnell Drive – Krasula – pole barn in built in setback area with no permit – warning letter issued to remove building from setback area and obtain permit to build within 30 days. Zoning Administrator Russ Jennings said he hand delivered the zoning violation letter. Russ Jennings said he asked him to respond within the week.
 - 7. Report from Zoning Board of Appeals-** Glenn Preston reported they didn't meet.
 - 8. New Business-** Received a letter from the Village of Quincy informing us of the Quincy Joint Planning Commission, on behalf of the Village of Quincy and Township of Quincy is preparing to develop an amended master plan in accordance with MCL125.3839 of the Michigan Planning Enabling Act (PA 33 of 2008).
 - 9. Election of Officers-** Amos Barnett motioned to keep the officers the same- Chairman Rodney Carpenter, Vice Chairman- Pricilla Dodd and Secretary- Glenn Preston. Support by Glenn Preston. Motion carried. Amos Barnett motioned to have Pricilla Dodd represent the Planning Commission on the Zoning Board of Appeals for this year. Support by Mick Belcher. Motion carried.
 - 10. Public Hearing for Proposed Amendments to the Alganssee Township Zoning Ordinance-** Chairman Rodney Carpenter review the procedures for a public hearing.
- Section 5.04.B-** Mick Belcher motioned to accept Section 5.04.B – amendment of front yard setback standards in the Lake Residential zoning district to establish generally the same setback standards for accessory structures in front yards as for principal structures. Support by Amos Barnett. Motion carried.

Section 10.03– Mick Belcher motioned to accept Section 10.03- amendment of requirements for development in the Restricted Overlay district to allow for development of structures or buildings within 500 feet of schools and churches in this overlay (previously prohibited) with the exception of barns or other structures used for the keeping of animals or livestock in excess of 10 animal units. Support by Amos Barnett. Motion carried.

Section 13.07A – Mick Belcher motioned to accept Section 13.07A- amendment of standards regarding keeping of animals to provide specific standards to allow the keeping of horses in the R-2 district on a minimum of 2 acres. Support by Amos Barnett. Motion carried.

Section 14.12 – Mick Belcher motioned to accept Section 14.12-a new section proposed to be added to the Ordinance containing standards – including height, zoning district, lot size, setback, noise, special studies, interference, visual impact, ground clearance, lighting, etc. – for the review and development of Wind Energy Conversion Systems in the Township. Support by Amos Barnett. Motion carried.

Section 21.08 – Mick Belcher motioned to accept Section 21.08-a new section proposed to be added to the Ordinance containing procedures and criteria for the use of the zoning technique conditional rezoning. Support by Amos Barnett. Motion carried.

11. Public Comment- Zoning Administrator Russ Jennings said a job well done.

12. Adjournment- motioned to adjourn. Support by Mick Belcher. Motion carried. Next meeting date will be March 28, 2011 at 7:30 p.m. unless the Planning Chairman calls for a February meeting.

Glenn Preston, Secretary