

June 27, 2011 Alganssee Township Planning Commission Minutes

1. On Monday, June 27, 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.

2. Minutes- Amos Barnett motioned to approve the last meeting minutes, May 31, 2011 Alganssee Township Planning Commission. Support by Pricilla Dodd. Motion carried.

3. Agenda- Amos Barnett motioned to approve the agenda. Support by Pricilla Dodd. Motion carried.

4. Old Business- none

5. Report from Township Representative- Mick Belcher reported the Alganssee Township Board motioned to approve the update of the sewer study from Wightman and Associates. Two public hearings are scheduled one will be held on Saturday, July 23, 2011 at 10:00 a.m. and one will be held on Thursday, July 28, 2011 at 6:00 p.m. Both public hearings will be held at the Pine Ridge Bible church at 280 South Ray Quincy Road.

6. Report from Zoning Board of Appeals- Pricilla Dodd reported they met on June 6, 2011 and approved a variance for a garage on Don's Drive.

7. Report from Zoning Administrator- Zoning Administrator Russ Jennings reported he issued 4 permits for the month of June and he issued one zoning violation on East Channel Drive on a shed that doesn't met the setbacks. Russ handed out a proposed new zoning special use permit application form. He would like feed back from the Planning Commission by next month.

8. Public Comment- Irene Clendennin of 738 East Channel Drive said it is her shed that is the setback zoning violation that Zoning Administrator Russ Jennings mentioned in his report. She said there are 28 houses on East Channel Drive and 13 of the sheds are very close to the property lines. The Planning Commission told her she would need to go to the Zoning Board of Appeals to see if she can receive a variance.

9. PUBLIC HEARING for AMENDMENT TO ZONING ORDINANCE

The purpose of the public hearing is to hear comments from the public regarding proposed amendments to the Township Zoning Ordinance. After the public hearing, the Planning Commission will make a recommendation to the Township Board of Trustees.

The proposed amendment reflects changes to the Zoning Ordinance regarding Wireless Telecommunications facilities. The public hearing will consider modifications to Chapter 2 – Definitions, Chapter 14 – Specific Development Standards (specifically Section 14.05 – Wireless Communication Facilities), Chapter 12 – Reserved for Future Use (for consideration of addition of a new chapter), each of the sections addressing permitted and special uses within each zoning district (4.02/4.03, 5.02/5.03, 6.02/6.03, 7.02/7.03, 8.02/8.03, 9.02/9.03), as well as additional sections as may be necessary due to comments presented at the public hearing. The proposed amendments would update the current regulations and provide for more informed decision making regarding these facilities.

Public Comment- none

Amos Barnett motioned to accept the changes to the Zoning Ordinance regarding Wireless Telecommunications facilities. Support by Pricilla Dodd. Motion carried.

10. Public Comment- none

Adjournment- Mick Belcher motioned to adjourn. Support by Amos Barnett. Motion carried. Next meeting date will be Monday, July 25, 2011 at 7:30 p.m. Meeting adjourned at 8:30pm.

Glenn Preston, Secretary