

April 29, 2013 Algansee Planning Commission Minutes

- 1. On Monday, April 29, 2013 at 7:30 p.m.** Chairman Rodney Carpenter called the regular meeting of the Algansee Township Planning Commission meeting to order at the Pine Ridge Bible Church gymnasium, 280 South Ray Quincy Road, Quincy, Michigan, just up the road from the Algansee Township Hall. All members were present, Chairman Rodney Carpenter, Pricilla Dodd, Rick Coon, John Shilling and Glenn Preston. Approximately 155 people were in attendance at the meeting, the visitor sign in sheet is on file.
- 2. Minutes-** John Shilling motioned to approve the last Algansee Township Planning Commission meeting minutes, March 25, 2013. Support by Rick Coon. Motion carried.
- 3. Agenda-** Glenn Preston motioned to approve the agenda as written. Support by Rick Coon. Motion carried.
- 4. Old Business-** Still working on the Special Use Request for a shared driveway from Robert and Ellen Wilkinson, 130 Orchard Trail, Quincy, MI, property code #120-005-200-005-02.
- 5. Report from Township Representative-** John Shilling said he had nothing to report.
- 6. Report from Zoning Administrator-** Zoning Administrator Amos Barnett reported he had issued 2 permits this month.
- 7. Report from Zoning Board of Appeals-** didn't meet.
- 8. New Business-** none
- 9. Public Hearing for Proposed Rezoning of 798 E. Central Road, property code #120-007-200-015-00** - Chairman Rodney Carpenter asked if Radina Nobilt or anyone representing her was present and would like to speak. No one was present to speak on her behalf. The Algansee Township Planner Christopher Khorey reported he reviewed the request to rezone approximately 53 acre parcel at 798 E. Central Road from R-2(Urban Residential) to AG (Agricultural) for the purpose of constructing a campground. Campgrounds are permitted by Special Use Permit in AG district. They reviewed the application based on the Algansee Township Zoning Ordinance, the Algansee Master Plan and sound zoning principles. His recommendation based on review of the materials, found that the requested rezoning is not consistent with the Algansee Master Plan, does not protect the health, safety, and welfare of the Township, and could be injurious to adjacent parcels. Therefore his recommendation to the Algansee Planning

Commission is not to recommend to the Algansee Township Board to approve the rezoning.

Public Hearing Public Comments-

Dan Lafferty- 153 Lakeshore Drive- he has a petition signed by more than 70 residences in opposition to the rezoning.

Phil Donato- 810 Bennett Drive- opposes the rezoning.

Arthur Arendt- 783 Lake Shore Point- opposes lakefront development in a “no wake” zone.

John Watson- 752 Campbell- owns both sides of proposed property opposed to the rezoning request.

Lyn Ulrich- is opposed to the rezoning.

Tom Morgan- representing the Marble Chain of Lake Board- is opposed to the rezoning.

Ted Stabley- 234 Donnell Drive is opposed to the rezoning.

Christopher Columbus Donato- 250 Donnell Drive & 788 Bennett Drive- is opposed to the rezoning.

Shila Boes- 748 Bennett Drive- opposed the rezoning.

Bob Beckman- 808 Bennett Drive- questioned the property being wide enough at 93 feet and according to the Algansee Township Zoning Ordinance Section 4.04-3. *Minimum Frontage- Each lot shall have a minimum lot frontage of at least 100 feet along the road.* He is opposed to the rezoning.

Debbie Landis- 787 East Central Road- is opposed to the rezoning.

Clifford Parr- 808 Cements Drive- wondered if someone could try a different way to get this rezoned?

Chris Khorey- the Algansee Township Planner- said that anyone would still have to come before a public hearing like this to try to get this property rezoned.

Glenn Preston motioned to deny the request to rezone 798 E. Central Road, property code #120-007-200-015-00, because it is not compatible to the Algansee Township Master Plan, it does not meet the minimum lot front footage of at least 100 feet, it does not protect the health safety and welfare of the community and could be injurious to the adjacent parcels. Support by Rick Coon. Motion carried.

10. Public Comment- none

11. Adjournment- Rick Coon motioned to adjourn. Support by John Shilling. Motion carried. Next meeting date will be Tuesday, May 28, 2013 at the Algansee Township Hall at 7:30 p.m. The meeting adjourned at 8:15pm.

Glenn Preston, Secretary