

May 28, 2013 Algansee Planning Commission Minutes

1. On Tuesday, May 28, 2013 at 7:30 p.m. Chairman Rodney Carpenter called the regular meeting 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, Chairman Rodney Carpenter, Vice Chairman Pricilla Dodd, Rick Coon, Township representative John Shilling and Secretary Glenn Preston.

2. Minutes- Pricilla Dodd motioned to approve the last Algansee Township Planning Commission meeting minutes, April 29, 2013. Support by Rick Coon. Motion carried.

3. Agenda- Pricilla Dodd motioned to approve the agenda as written. Support by John Shilling. 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. No one has heard any more about the Elephant Walk.

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 3 permits this month.

7. Report from Zoning Board of Appeals- didn't meet this month.

8. New Business- none

9. Public Hearing for Special Use Request for Mark Hildebrand, property code #120-007-400-005-99- Mark Hildebrand of 191 Lakeshore Drive, is requesting a Special Use Permit to allow Marine Storage on 3.5 acres on Bickford Drive in R-2 Urban Residential zoning district. He is buying the property from Sandy Watson. This would allow him to have extra storage for boats, personal water craft, pontoons and trailers. Mark Hildebrand will be constructing pole buildings for inside and outside storage and he won't have any sales or boat repair on this property. The property would be used for storage only. Mark Hildebrand said he is planning to surround the property with tall growing shrubs to block view from the neighbors.

Public Hearing Public Comments-

Terry Barror- 234 Bickford Drive, said he has a petition signed by 9 property owners that are against access from Bickford Drive.

Christopher Columbus Donato- 250 Donnell Drive, said he believes it will improve property values and right now he has improved his present property.

Angela Demercurio- 191 Lakeshore Drive, said they have paid road maintenance fees on Bickford Drive and Mark has helped plow the snow and helped EMT vehicles.

Linda Belcher- 812 Bennett Drive said she is confident Mark Hildebrand will improve property values.

Algansee Township Zoning Administrator Amos Barnett explained the public utility right of way.

John Watson- 752 Campbell Road brought in a 1958 Branch County Plat book and he said in 1980 he used Bickford Drive for farm access.

A letter was read from Jim Heister that stated he was against the special use request.

Harold Sneath- 251 Donnell Drive, said he believes Mark Hildebrand would improve the property and he is not against the proposed special use request.

Mark Porter- 238 Bickford Drive is against the special use request.

Sue Mistor- 764 Bennett Drive believes Mark would improve the property.

Ron Boggia- 770 Bennett Drive believes Mark Hildebrand would improve the property; he has no problem with the plan.

John Watson said all that property will be for sale.

Algansee Township Supervisor Russ Jennings said Mark Hildebrand does provide a service to the area lakes.

Closing Statement- Mark Hildebrand said he would like to proceed with the special use.

John Shilling motioned to approve Mark Hildebrand's request for a Special Use Permit to allow Marine Storage on 3.5 acres on Bickford Drive in the R-2 Urban Residential zoning district with the stipulation he will have evergreen trees and shrubs on the west and north side of the perimeter. Motion supported by Rick Coon. Motion carried.

10. Public Comment- Supervisor Russ Jennings reported junk in the township is an overwhelming problem.

11. Adjournment- Rick Coon motioned to adjourn. Support by Pricilla Dodd. Motion carried. Next meeting date will be Monday, June 24, 2013 at the Algansee Township Hall at 7:30 p.m.

Glenn Preston, Secretary