

July 29, 2013 Algansee Planning Commission Minutes

1. On Monday, July 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 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, June 24, 2013. Support by Rick Coon. Motion carried.

3. Agenda- Glenn Preston motioned to accept the agenda as written. Support by Pricilla Dodd. Motion carried.

4. Old Business- Residents of Bickford Drive are appealing the special use request of Mark Hildebrand, property code #120-007-400-005-99; they will meet with the Zoning Board of Appeals on August 9, 2013 at 5:00pm.

There hasn't been any activity 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.

John Shilling motioned to take the special use request of Laurie A. Billman, 555 South Ray Quincy Road, property code #120-027-100-020-00 + #120-027-300-005-00, off the table. Support by Rick coon. Motion carried. John Shilling reported Laurie Billman called him this morning and would like to drop her special use request.

5. Report from Township Representative- John Shilling said the Algansee Township Board discussed increasing the fees to cover the costs for the Zoning Board of Appeals meetings and the Special Use Hearings.

6. Report from Zoning Administrator- Zoning Administrator Amos Barnett reported he had issued 7 permits in the month of July.

7. Report from Zoning Board of Appeals- Pricilla Dodd reported they will meet on August 9, 2013 at 5:00pm about appealing the Mark Hildebrand special use request.

8. New Business- Fee schedule- John Shilling motioned to leave the Zoning Permit fee at \$40.00 as it was just increased on 1-1-2013, to leave Special Use Permit at \$120.00, to Increase ZBA variance fee to \$500.00, increase Rezoning fee to \$500.00 to cover the costs associated with these procedures. Rick Coon supported the motion. Motion carried.

9. Public Hearing Rezoning Request for Joe Girod, property code #033-200-005-03, 668 Hammond Road under 4.03L in the Algansee Township Zoning Ordinance.

Opening Statement- Joe said he would like to split off the north 11 acres of his 33 acres to build a home for his son.

Questions from the Algansee Planning Commission- the Planning Commission asked why not extend the property all the way to the east?

Public Hearing Public Comments- none

Closing Statement- Joe Girod would like to split 11 acres off from his 33 acres and build a home for his son. Rick Coon read in the Algansee Township Zoning Ordinance under 4.03L and his request meets "L.2.B". Pricilla Dodd motioned to table the rezoning request until next month and Joe Girod submits a new site plan including setbacks and square footage of the proposed home, there would not be any additional fees associated with the tabling of this request. Support by Rick Coon. Motion carried.

10. Public Comment- someone had a question about a floating planter in the lake. It is not a zoning issue.

11. Adjournment- Rick Coon motioned to adjourn. Support by Pricilla Dodd. Motion carried. Next meeting date will be Monday, August 26, 2013 at the Algansee Township Hall at 7:30 p.m. Meeting was adjourned at 9:15pm.

Glenn Preston, Secretary