

August 26, 2013 Algansee Planning Commission Minutes

1. On Monday, August 26, 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, July 29, 2013. Support by John Shilling. Motion carried.

3. Agenda- Rick Coon motioned to accept the agenda as written. Support by John Shilling. Motion carried.

4. Old Business- John Shilling motioned to bring the rezoning request for Joe Girod, property code #120-033-200-005-03, 668 Hammond Road under 4.03L in the Algansee Township Zoning Ordinance off the table. Support by Pricilla Dodd. Motion carried.

Facts and Findings under 4.03L

Section 4.03 Uses Permitted by Special Use Permit

L. Single-family dwellings on less than forty (40) acres provided the following conditions are all satisfied:

1. **Minimum Lot Size:** The minimum lot size for a single-family dwelling shall be one (1) acre in area. **Exceeds one acre**

2. **Density:** The number of dwellings permitted on the site shall be based on the overall size of the site, as of the effective date of this Ordinance, June 13, 2008. Dwellings existing on the site shall count towards the total number of dwellings permitted to be located on the site. Dwellings not located on the site or lot splits that occurred prior to June 13, 2008 shall not be considered when calculating the permitted density. For each whole 10 acres of land, not more than one dwelling shall be permitted. (Sites less than 10 acres in size shall be permitted one dwelling unit.) [Amended 8/3/09; Ord. #105]

a. With approval of the special land use permit, a 50 acre parcel would be permitted a dwelling unit and four additional lots with dwelling units. A 30 acre parcel would be permitted a dwelling unit and two additional lots with dwelling units.

b. As a condition of approval of the special land use permit, the Planning Commission shall require that the applicant record documents for each of the parcels being created, including the parent parcel, at the County Register of Deeds boldly noting the information listed below and submit copies of the registered documents to the Township. The documents may include the deed for the property, a quick claim deed back to the property owner, or an easement on the property with the information / conditions provided below:

(1). This section of the Ordinance and the date of approval of the Planning Commission;

(2). The size of the original parent parcel as of the date of application

(3). The number of parcels being created; and

(4). The number of additional parcels for dwellings that may be created under the required density formula.

(5). These items must be shown on the deed submitted to the Township with the land division approval and reviewed for compliance with the requirements of this section prior to approval of the land division by the Township Supervisor.

Section 4.04 Development Standards

All lots, building and structures in the AG zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

A. Minimum Lot Dimensions

1. **LOT AREA** – The minimum lot area shall be 40 acres, unless otherwise approved as provided above.

a. Each dwelling shall be located on a lot of record. b. Each lot of record shall have no more than one (1) dwelling.

c. There shall be no minimum lot area for one (1) single family dwelling on any lot that was a lot of record as of November 1980, provided that the minimum yard requirements are met.

d. A lot less than 40 acres may be created and/or a dwelling may be located on a lot that is less than 40 acres without a special land use permit if that lot is an entire quarter-quarter section or a half of a half of a section. **YES**

2. **LOT WIDTH** – The minimum lot width shall be one-hundred (100) feet. **YES**

3. **MINIMUM FRONTAGE** – Each lot shall have a minimum lot frontage of at least one-hundred (100) feet along the road. **YES**

B. Minimum Yard Requirements

1. **FRONT YARD** – Any and all front yards shall be at least fifty (50) feet in depth from the front lot line. (See also Section 13.13) **YES**

2. **REAR YARD** – Any and all rear yards shall be at least twenty (20) feet in depth from the rear lot line. **YES**

3. **SIDE YARD** – Any and all side yards shall be at least twenty (20) feet in depth from the side lot line. **YES**

C. Building and Structure Standards

1. **HEIGHT** – No building or structure shall exceed thirty-five (35) feet in height with the exception of structures used solely for agriculture. **LESS THAN 35 FEET**

2. **MINIMUM FLOOR AREA** – Each dwelling unit shall have a minimum floor area of one-thousand (1000) square feet. **PROPOSED DWELLING SHALL BE 1056 SQUARE FEET.**

The finished driveway must equal the quality of the existing driveway. Glenn Preston motioned to grant the special use permit with the conditions as stated above. Support by Rick Coon. Motion carried.

5. Report from Township Representative- John Shilling said there was nothing new to report.

6. Report from Zoning Administrator- Zoning Administrator Amos Barnett reported he had issued 5 permits in the month of August.

7. Report from Zoning Board of Appeals- Pricilla Dodd reported they met tonight. They will meet on Sept. 4th at 5:00pm and Sept. 6th at 5:00pm about the proposed Amish School at 535 Colvin Road. They will also meet at 7:00pm on Sept. 6th about Bickford.

8. New Business- Glenn Preston motioned to amend the July 30, 2012 Algansee Planning Commission minutes to read rezoning application not special use permit for Henry Schwartz of 535 Colvin Road, property code number 120-028-100-010-99. Support by Pricilla Dodd. Motion carried.

Rick Coon motioned to clarify the May 28, 2013 Planning Commission minutes with facts and findings on Mark Hildebrand's special use request. Support by John Shilling. Motion carried.

Facts and Finding on Mark Hildebrand's Special Use Request, property code #120-007-400-005-99 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.

18.03 Standards for Approval of Special Use Permits

At the public hearing the Planning Commission shall review the application for a special use permit in regard to the standards set forth in this Section. No special use permit shall be approved by the Planning Commission unless it finds that the proposed use will comply with all of the following standards.

A. The proposed special land use shall be compatible with and in accordance with the general principles and future land use configuration of the Township Master Plan and shall promote the intent and purpose of this Ordinance. YES

B. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and zoning of land. The property shall be of sufficient size to accommodate the proposed use in compliance with the required development standards of the applicable zoning district without a variance. All aspects of the proposed use, including parking, storage and lighting, shall be accommodated on the subject lot and within the same zoning district. YES, 3.5 acres

C. The proposed use shall be designed, constructed, operated and maintained so as to assure long-term compatibility with surrounding land uses. Consideration shall be given to:

1. The size, placement, and materials of construction of the proposed use in relation to surrounding uses. N/A

2. The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping. N/A

3. The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development. YES, trees on three sides.

4. The hours of operation of the proposed use. Approval of a special land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses. N/A

D. The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use.

Consideration shall be given to the following:

1. Proximity and access to major thoroughfares. 150 feet back from Fremont Road, nearest home is 500 feet away.

2. Estimated traffic generated by the proposed use. Minimal and seasonal

3. Proximity and relation to intersections. 150 feet away from nearest intersection

4. Location of and access to off-street parking. No off street parking

5. Required vehicular turning movements. N/A

6. Provision for pedestrian traffic. N/A

E. The proposed special land use shall be consistent with existing and future capabilities of public services and facilities affected by the proposed use. YES

F. The proposed use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental to public health, safety, and welfare. Site layout shall be such that operations will not be objectionable to nearby dwellings by reason of noise, fumes, glare, or flashing lights. Nearest dwelling is 500 feet away, N/A

G. The proposed use shall be compatible with the natural environment in regard to the preservation of wetlands, minimization of storm water runoff and erosion. N/A

H. The proposed use shall provide safe and adequate off-street parking if required in accordance with Section 14.06. N/A

I. The proposed use will provide adequate landscaping if required in accordance with Section 17.05. There will be shrubs and trees planted on 3 sides, west, north and east.

Addition condition- must participate in existing road maintenance plan. There is not another road access available to this property

9. Public Comment- Terry Barror- 234 Bickford Drive, point of information on August 12, 2013 Section 7, aerial photo shows 120-400-005-98 new in 2013 does not reach Bickford Drive. Dennis Higbee asked if there was going to be an Amish school on Campbell Road.

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

Glenn Preston, Secretary