

## March 31, 2014 Algansee Planning Commission Minutes

**1. On Monday, March 31, 2014 at 7:15 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 February 24, 2014. Support by Rick Coon. Motion carried.

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

**4. Old Business-** Zoning Administrator Amos Barnett reported the Wilkinson's haven't finished their driveway and it needs to be completed before a permit is issued.

**5. Report from Township Representative-** John Shilling reported he didn't have anything to report.

**6. Report from Zoning Administrator-** Zoning Administrator Amos Barnett reported he had 2 issued any permits in the month of February.

**7. Report from Zoning Board of Appeals-** Pricilla Dodd reported there wasn't anything to report.

**8. New Business- Election of Officers-** Rick Coon motioned to have Rodney Carpenter as chairman. Glenn Preston supported the motion. Motion carried. Rick Coon motioned to have Pricilla Dodd as vice chairman. Support by John Shilling. Motion carried. Pricilla Dodd motioned to have Glenn Preston as secretary. Support by Rick Coon. Motion carried. Glenn Preston motioned to have Pricilla Dodd as representative on the zoning Board of Appeals. Rick Coon supported the motion. Motion carried. Chantal Paxton, 373 Brocklebank Rd., representing Cherry Cochrane, was requesting information on possibly building an event facility at 842 Warren Road. Algansee Township Planner Chris Khorey said she could apply conditional rezoning.

**9. Public Discussion with Township Planner to Consider Amending Zoning Ordinance of Non-Public Schools-** Chairmen Rodney Carpenter asked Algansee Township Planner Chris Khorey to explain the reasons why we have a zoning ordinance. Algansee Township Planner Chris Khorey stated the reasons why we have a zoning ordinance.

1.) To protect agriculture. 90% of Algansee township land use is agriculture and open space.

2.) Requires one (1) use per lot, except agriculture where there is one (1) house plus the barns.

**A. History of Henry Schwartz request for school house on Colvin Road Algansee Township-** Rick Coon read the history of this issue of non-public schools in areas zoned agriculture. See attachment

**B. Amish Letter-** Rick Coon read the letter from the Amish stating as of March 24, 2014 they can no longer follow the zoning rules for their private Amish schools.

Chairmen Rodney Carpenter asked if there were any questions from the Public- Bob Migrin, 303 Dons Drive, asked what is going on. Alganssee Township Planner Chris Khorey explained history of the site and set back requests with variances.

Kim Miller, 243 S. Fremont Road, asked do public schools have to abide by the local zoning rules. Alganssee Township Attorney explained public schools can take land for schools while private schools would have to meet the one hundred (100) foot set back requirement in the zoning ordinance.

Darrin Higbee, 796 Lester Road, asked about the possible increase in pesticide set back does a farmer get grandfathered in. Township Attorney Chuck Lillis stated who knows when the Federal government will make changes.

Dennis Higbee, 232 McNitt Road, said there are two (2) Amish schools on Warren Road and the Amish want to move one of the schools to a new location only a quarter of a mile down the road.

Jeff Kuhman, 155 Lakeshore Drive, asked why the Amish can not find a location for a school on thirty eight (38) acres. Pricilla Dodd explained the said that there was not another spot within the field that would permit the school and they would have needed a 350 ft. variance for where they wanted to put the school under the current ordinance.

Chad Carpenter, 660 Hammond Road, asked for an explanation of the present Amish schools being used.

Dave Dyer, 670 Ray Quincy Road, asked why Amish need 4 acres to build a school and why can't they use one (1) acre?

Shane Watson, 752 Campbell Road, asked if there was a school for the Amish that lived on Campbell Road? John Shilling said he is letting the Amish use one of his buildings for free to use as a school.

Jennifer Milliman, 241 Brocklebank Road, asked why the Amish sent a letter stating they would not comply with the zoning rules for their private Amish schools.

Scott Everline, 10891 Rood Road, asked if a five hundred (500) foot setback worked. Alganssee Township Planner Chris Khorey said they would need twenty five (25) acres for a five hundred (500) foot set back.

Earl Warren, 804 Bennett Drive, said he believes the Amish don't understand.

Chairmen Rodney Carpenter closed the public hearing.

Glenn Preston motioned to accept the changes to the zoning ordinance as presented by the township planner Chris Khorey. Pricilla Dodd supported the motion. Motion carried.

**10. Public Comment-**none.

**11. Adjournment-** Rick Coon motioned to adjourn. Support by Pricilla Dodd. Motion carried. Next meeting date will be Monday, April 28, 2014 at the Alganssee Township Hall starting at 7:30pm. Meeting was adjourned at 9:10pm.

Glenn Preston, Secretary