

April 28, 2014 Algansee Planning Commission Minutes

1. On Monday, April 28, 2014 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- Rick Coon motioned to approve the last Algansee Township Planning Commission meeting minutes, March 31, 2014. Support by John Shilling. Motion carried.

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

4. Old Business- Replacement pages were handed out regarding the Amendment to the Zoning Ordinance for Non-Public Schools. John Shilling stated he would comply with the Amended Zoning Ordinance by doing whatever he needed to do for the Non-Public School located on his property on Campbell Road to be legal with the township.

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 issued three permits in the month of April.

7. Report from Zoning Board of Appeals- Pricilla Dodd reported they didn't meet.

8. New Business- Public Hearing for a Special Use Request under Chapter 4.03L for Pricilla Dodd- 138 South Ray Quincy Road, Quincy Michigan, property code #120-004-200-020-99. Pricilla Dodd steps down from the Algansee Planning Commission table at this time.

Opening statement- Pricilla Dodd said she would like to split off 1.63 acres from her 54.45 acres so the property can be refinanced.

Public comment- there wasn't any.

Closing statement- Pricilla Dodd is requesting the land split to obtain refinance.

Rick Coon read from the Algansee Township Zoning Ordinance- as follows-

Facts and Findings- 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.

~Yes~

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 requirements of this section prior to approval of the land division by Township Supervisor. ~ **1 acre**~

Glenn Preston motioned to approve the special use request for Pricilla Dodd after affidavit is signed because it meets the facts and findings. Support by Rick Coon. Motion carried.

New Business- Chantal Paxon talked about wanting to build an event facility that could hold 500 people on Brocklebank Road. The Planning Commission encouraged Chantal to do more research.

9. Public Comment-none.

10. Adjournment- Rick Coon motioned to adjourn. Support by John Shilling. Motion carried. Next meeting date will be Tuesday, May 27, 2014 at the Algansee Township Hall starting at 7:30pm. Meeting was adjourned at 9:00pm.

Glenn Preston, Secretary