

Alganssee Township Planning Commission Minutes
July 27, 2015

1. On Friday, July 27, 2015 at 7:30 pm Chairman Rodney Carpenter called regular meeting of the Alganssee Township Planning Commission to order at the Alganssee Township Hall, 378 South Ray-Quincy Rd., Quincy, MI. Members present: Chairman Rodney Carpenter, Vice Chairman Pricilla Dodd, Secretary Glenn Preston, member Rick Coon, Township Representative John Shilling . Recording Secretary Cherie Cochrane.

2. Minutes:

There was some discussion regarding the minutes submitted for the July 10, 2015 meeting by Recording Secretary, Cherie Cochrane. There were some missing details in the minutes which in part were due to the fact that this was her first meeting recording the minutes and that it was a very difficult meeting to take notes on, especially for someone new. Pricilla Dodd revised the minutes before the July 27, 2015 meeting of the Planning Commission. The Planning Commission discussed the two sets of minutes and the importance of having all of the details included.

Rick Coon moved to accept Pricilla Dodd's revised minutes of the July 10, 2015 Special Meeting for the Planning Commission; supported by John Shilling. Motion Carried.

3. Agenda:

Glenn Preston moved to accept the agenda; supported by Rick Coon. Motion carried.

4. Old Business:

None

5. Report from Township Representative:

John Shilling reported that the brick retaining wall that surrounds the septic system on the south side of the Township Hall has been repaired.

6. Report from Zoning Administer:

Amos Barnett reported that he issued 4 permits for the month.

7. Report from Zoning Board of Appeals:

Rick Coon reported that they did not meet.

8. New Business:

Pricilla Dodd had several items that Russ Jennings asked her to bring to the Planning Commission for discussion.

A. Pod Storage Containers – There seems to be an increase in the containers around the township. John Shilling shared that some farmers use them on a short term basis for seed storage. There are some in the area that have been in the same spot for a long period of time. Perhaps we need to look at setting some guidelines including setbacks when the Zoning Ordinance is reviewed.

B. Five Year Plan – We need to start a Five Year Review of the Zoning Ordinance.

C. Special Use Application – During the Waligora hearing on July 10, 2015 there was a piece of documentation missing because on the application it was worded "may be included". So on

page one (1) of the application the following change was made under ***Proof of Ownership Showing Legal Description of Property: Attach a copy of Current Tax Bill , and a Purchase Agreement , if applicable (check item/s attached).***

On page 3 an addition to the following paragraph:

When completed, contact the Alganssee Township Zoning Administrator. This application along with the Check List, ALL documentation and ***payment for Hearing cost*** must be returned to the Zoning Administrator before any Hearing dates can be scheduled. It is suggested that you make copies of the application and all attached paperwork for your files.

John Shilling will take the changes to the Township Board for approval.

D. A discussion was had regarding when a Special Use Applicant requests a hearing date other than on a scheduled meeting date. Right now the applicant pays an extra fee for the Planning Commission to meet but if the Township Board also needs to meet on a non-scheduled date there is not a fee for that meeting. The discussion was that when a special meeting is requested for a non-scheduled meeting date then an extra fee should be charged for each Board that needs to convene, including the Township Board. Any changes are up to the Township Board. John Shilling will take this discussion back to the Township Board.

E. Pricilla Dodd has completed a Spread Sheet of permits for 2013 and 2014 with Special Use Applications to be added once Glenn Preston gives them to her. Files for Permits have been updated and are in the fire proof file cabinet. The same will be done with the Special Use Applications.

F. Russ Jennings explained that Amos Barnett, Zoning Administrator had reported to the Planning Commission, at the June 29, 2015 meeting, that Chris Donato had met all of the conditions that had been set by the Commission for his Special Use Application to build a new pole barn but Amos forgot to report it to the Township Board at their meeting on July 6, 2015. So the Township Board did not release the money that Mr. Donato had been required to put into escrow with the Township. Mr. Donato's money will be refunded at the August 3, 2015 meeting.

9. Public Comments:

None

Glenn Preston moved to adjourn; supported by Rick Coon. Motion carried. Next meeting date will be Monday, July 27, 2015 at the Alganssee Township Hall starting at 7:30 pm. Meeting was adjourned at 7:45 pm.

Pricilla Dodd
Vice-Chairman