

Alganssee Township Planning Commission Minutes
August 31, 2015

1. On Monday, August 31, 2015 at 7:30 pm Chairman Rodney Carpenter called the 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:

Rick Coon moved to accept the July 27, 2015 minutes as revised by Pricilla Dodd; supported by John Shilling. Motion carried

3. Agenda:

Township Supervisor, Russ Jennings, requested to be added to the agenda under New Business to give a report on his recent MTA meeting. Chairman Carpenter said that he would add the MTA report.

Pricilla Dodd moved to accept the agenda; supported by Rick Coon. Motion carried.

4. Old Business:

Amos Barnett reported that Charles Hoopes was inquiring again about splitting his property and a shared drive. Mr. Hoopes wasn't present and there hasn't been any application filed. There was no action taken.

5. Report from Township Representative, John Shilling:

John Shilling reported that there wasn't anything to report.

6. Report from Zoning Administrator, Amos Barnett:

A. Amos Barnett reported that he issued 3 permits for the month.

B. Phil Handy, Quincy, MI, contacted him and asked about placing a Storage Units on the old church property next to Fisher Hill Cemetery that he had purchased. He asked if he would be able to do Conditional Rezoning to the property. Mr. Barnett told him that he could apply but it was up to the Planning Commission. There was no action taken because Mr. Handy had not filed an application and he was not present at the meeting.

C. A resident asked his advice regarding a question that she had been asked by her neighbor Louis Wortz on Central Rd., Quincy, MI. Mr. Wortz wanted her to sign a permission slip so that he could build a barn within 50 feet of their property line, this barn would be a commercial chicken barn. Mr. Barnett advised her not to sign anything because there are specific laws regarding a commercial livestock barn and that she might want to discuss it with Glenn Preston who is very knowledgeable regarding this type of situation and the GAAMP laws.

D. James Bowers, 229 Lakeshore Drive, Coldwater, MI, contacted Mr. Barnett regarding a situation on his property; since he was in attendance Mr. Bowers was asked to explain his concern.

Mr. Bowers explained that his neighbor has been parking his semi-truck and trailer in front of his property and at times blocking the drive to his barn across the road from the house. The property is located in the Lake Residential (R1) Zoning District, which prohibits Commercial Vehicle parking per Chapter 13 Section 13.05 of the Alganssee Township Zoning Ordinance. Mr. Bowers wanted to know who would be responsible him or the owner/driver of the semi-truck

and trailer. After discussion it was suggested that Amos Barnett, out of courtesy, talk to the owner/driver of the semi and explain the parking regulations for Commercial Vehicles over 1 ton in the R1 District before the Township takes any other action.

7. Report from Zoning Board of Appeals, Rick Coon:

Rick Coon reported that they did not meet.

8. New Business:

A. Russ Jennings reported the highlights of the MTA training that he attended.

a. Medical Marijuana Laws – Laws may be changing. As of now, townships have not won any lawsuits regarding the Medical Marijuana Laws.

b. Fracking – Townships cannot regulate fracking.

c. Wind Energy – This is covered in the Alganssee Township Zoning Ordinance.

d. GAAMP (the right to farm act) - When a landowner meets Gaamp requirements, their plan cannot be disallowed by the Township.

B. 218 Donnell Drive, Coldwater, MI. This house was burned approximately 1 year ago and has not been repaired or replaced. Russ Jennings was finally able to make contact with the Financial Institution that owns the property and they told him that it is for sale.

C. John Shilling commented that the Amish are looking at establishing another schoolhouse in Alganssee.

D. The Alganssee Township Board decided that the Planning Commission will approve their Planning minutes before they are presented to the Township Board for their approval.

If there are any New Permits requiring Township Board approval they will be presented to the Township Board at their meeting following the Planning Commission meeting, even though Planning Commission minutes may not have been approve yet.

9. Public Comments:

None

Glenn Preston moved to adjourn; supported by Rick Coon. Motion carried. Next meeting date will be Monday, September 28, 2015 at the Alganssee Township Hall starting at 7:30 pm. Meeting was adjourned at 8:35 pm.

Pricilla Dodd
Vice Chairman