

**Alganssee Township Planning Commission  
February 29, 2016 Minutes**

**1. On Monday, February 29, 2016 at 7:30 pm** Chairman Rodney Carpenter called the regular meeting of the Alganssee Township Planning Commission meeting to order at the Alganssee Township Hall, 378 South Ray-Quincy Road, Quincy, MI. All members were present: Chairman Rodney Carpenter, Vice Chairman Pricilla Dodd, member Rick Coon, Township Representative John Shilling and Secretary, Glenn Preston.

**2. Minutes:** Rick Coon motioned to approve minutes from the January 25, 2016 meeting. Motion supported by John Shilling. Motion carried.

**3. Agenda:** Glenn Preston motioned to accept the agenda. Motion supported by Rick Coon. Motion carried.

**4. Old Business:** reviewed zoning violations

**5. Report from Township Representative:** John Shilling reported nothing to report.

**6. Report from Zoning Administrator:** Zoning Administrator Amos Barnett reported he issued 7 zoning permits for the month of January- zoning permit #0780- Jacob Eicher- property code#120-028-200-015-03 to build a 32 x 32 second story on to house and a 12 x 32 addition to barn at 535 Hamman Rd., zoning permit #0781- Pridgeon Land LLC- property code # 120-034-200-005-00 to build a 24 x 30 wood shed at 1095 Lester Rd., zoning permit # 0782 Corey Brewer property code #120-011-100-005-00 to build a 11 x 32 woodshed and a 40 x 56 barn and a 12 x 16 pool deck at 251 Ferguson Rd., zoning permit # 0783 Louis Wortz property code # 120-010-300-1-015-06 to build a 60 x 600 Ag. barn at 1030 E. Central Rd., zoning permit #0784- David Richards- property code# 120-008-400-010-98 to build a 10 x 32 lean to on to a shed at 860 E. Central Rd., zoning permit #0785- Leslie Pickens- property code#120-L10-000-018-99- to build a 14 x 16 shed at 171 Lakeshore Dr., zoning permit #0786- Jack Kipfer- Property code#120-026-100-015-99- to build a 28 x 64 barn at 1145 Grove Rd.,

**7. Report from Zoning Board of Appeals Representative:** Rick Coon reported they have not met.

**8. New Business:**

**A. Special Use Public Hearing** for a land split request for John J. Schwartz, 878 Brown Rd., Reading, Michigan, and property code #120-032-400-500-00. John J. Schwartz said he would like to split off a 4 acres parcel of land from the original 80 acre parent parcel to build a non-public school house on less than 40 acres under Section 4.03 L. 2. Uses Permitted by Special Use Permit in the Alganssee Zoning Ordinance. Opening statement John J. Schwartz said he would like to build a school for the children. It would be built in the south east corner of the 80 acres. Questions from the Planning Commission- Where would the driveway be placed? John J. Schwartz thought they could use Johnny's driveway. Chairman Rodney Carpenter said this split must have its own driveway according to Section 4.03 L 3.e. How many children would be attending? 15 to 20 kids the goal is to be ready in the fall to start school. How many land splits would be left on the parent parcel? 7 land splits would be left. Closing statement- John J. Schwartz said he would like to build a school for the children

**Facts and Findings-** Rick Coon read from the Alganssee Township Zoning Ordinance Section 4.03 L Uses Permitted by Special Use Permit-

L. Single-family dwellings and/or non-public schools 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. The minimum lot size for non-public schools shall be four (4) acres in area. [Amended 4/7/14; Ord. #107]- *meets requirements*
2. Density: - *not applicable*
3. When new lots are created through the special land use permit approval that are four acres in size or smaller, the lots shall be clustered together to minimize the loss of farmland and to maintain large, contiguous areas of open space and farmland.- *meets requirements*
  - a. To be clustered together, lots shall be located adjacent to one another with shared property lines. *Not applicable*
  - b. Where there is an existing dwelling on the property, the new lots shall be located adjacent to the existing dwelling to include it in the cluster. Where there is not an existing dwelling, the new lots shall be located adjacent to the side property line, particularly one where dwellings may already exist.- *not applicable*
  - c. In order to maintain vast areas of open space and farmland in the Township and rural vistas from the roadways, the lot size of the new parcels created shall be minimized. The Planning Commission shall consider the existing use of the property, the viability of the land for agricultural use, and the intention of the application for the use of the property when reviewing the application. The Planning Commission may require the reduction of lot sizes if the application is contrary to the intent of the Master Plan and Zoning Ordinance.- *not applicable*
  - d. The cluster of lots should be located along the adjacent public road.- *not applicable*

e. New dwellings created as a result of this process should be accessible to the adjacent public road by a shared driveway or common access point. - *not applicable*

f. Where natural features or other external characteristics prevent these standards from being satisfied or create situations where alternative designs would provide higher quality development satisfying the goals and intent of this district, the Planning Commission may modify the above standards. - *not applicable*

4. In addition to the above, the following regulations shall apply to non-public schools in the Agriculture District: [Amended 4/7/14; Ord. #107]

a. A non-public school may be located on the same lot as agricultural uses, but not on the same lot as any other use. - *meets requirement*

b. In no instance shall a non-public school and a dwelling unit share the same lot. - *meets requirement*

c. Buildings associated with a non-public school shall be set back a minimum of 100 feet from all lot lines. - *meets requirement*

d. Multiple school buildings may be built on a single lot. However, all buildings must be used together as one school institution. Additional buildings shall not require an additional Special Use permit, but shall require Site Plan Approval by the Planning Commission. - *does not apply*

e. The proposed development shall satisfy the standards for approval of a special land use.

f. Unless otherwise modified above, the dwelling(s) or non-public school and the lot(s) shall comply with the Development Standards set forth in Section 4.04 below.

#### **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. - *doesn't apply*

a. Each dwelling shall be located on a lot of record. - *meets requirement*

b. Each lot of record shall have no more than one (1) dwelling. - *meets requirement*

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. *doesn't apply* -

d. A lot less than 40 acres may be created and/or a dwelling or non-public school 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. [Amended 4/7/14; Ord. #107]- *doesn't apply*

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

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

##### **B. Minimum Yard Requirements- *meets requirement***

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)

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

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

##### **C. Building and Structure Standards- *meets requirement***

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

2. MINIMUM FLOOR AREA – Each dwelling unit shall have a minimum floor area of one-thousand (1000) square feet.

Glenn Preston motioned to grant the special use request for a land split of 4 acres off the 80 acre parent parcel for a non-public school with a required driveway off of Brown Rd. Support by Rick Coon. Motion carried.

**9. New Business-** Election of Officers- Secretary- Glenn Preston nominated Pricilla Dodd to be Secretary. Support by Rick Coon. Motion carried. They all agreed it is hard to take notes and be involved in the discussion. Rodney Carpenter suggested paying Suzanne Preston to be the recording secretary until another one is found. John Shilling said he would take the recommendation to the Alganssee Township Board. John Shilling nominated Glenn Preston as Vice Chairman. Support by Rick Coon. Pricilla Dodd nominated Rick Coon. Support by Glenn Preston. John Shilling motioned to have the nominations be closed. Support by Glenn Preston. Motion carried. John Shilling motioned to have Glenn Preston as Vice chairman. Rick Coon supported the motion. Motion carried. Rick Coon nominated Rodney Carpenter for Chairman. Glenn Preston supported the motion. John Shilling motioned to have the nominations be closed Support by Glenn Preston. Glenn Preston nominated Rick Coon to be the representative to the Zoning Board of Appeals. John Shilling supported the motion. Motion carried.

Next month the Planning Commission will start going over the zoning ordinance and or master plan.

Looked over the 2015 Alganssee Township zoning Permit List Issued by Zoning Administrator Amos Barnett.

**Public Comments:** Someone asked if the meeting agenda could be posted on the Alganssee website before the meetings. Supervisor Russ Jennings didn't think it was a good idea.

**10. Adjournment-** The next regular meeting will be on Monday, March 28, 2016 at the Alganssee Township Hall starting at 7:30 pm. Rick Coon made a motion to adjourn. Motion was supported by John Shilling. Motion carried. Meeting was adjourned at 9:05 pm. Glenn Preston, Secretary