

Alganssee Township Planning Commission
April 25, 2016 Minutes

1. On Monday, April 25, 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 Glenn Preston, member Rick Coon, Township Representative John Shilling and Secretary, Pricilla Dodd. Only visitor that signed in was Jamie Wietecki, 260 Donnell Drive.

2. Minutes- Rick Coon motioned to approve the minutes from the March 28, 2016 Alganssee Township Planning Commission meeting. Motion supported by Glenn Preston. Motion carried.

3. Agenda- Glenn Preston motioned to accept the agenda with moving Master Plan Review with the Alganssee Township Planner Chris Khorey from McKenna Associates to right after agenda adoption. Rick Coon supported the motion. Motion carried.

The Alganssee Township Planner Chris Khorey from McKenna Associates recommends Alganssee Township update the plan, focusing on the following areas: Update the Demographic, Housing, and Economic sections with new data, identify improvements, such as paved shoulders, that fit with the State's required Complete Streets standards but also make sense in a rural community, and add a description of the improvements and the targeted corridors to the plan, hold a community forum to determine the vision of Township residents for the future, update the Goals and Objectives, update the Future Land Use section, make the implementation chapter more specific and detailed, with a clear list of tasks for the Township, perform a general update of the rest of the plan where necessary, leaving information that is still accurate unchanged. Glenn Preston motioned to recommend to the township board to hire Chris Khorey from McKenna to update the Master Plan as proposed by Chris Khorey. Pricilla Dodd supported the motion. Motion carried.

4. Old Business: none

5. Report from Township Representative- John Shilling said there wasn't anything to report.

6. Report from Zoning Administrator- Zoning Administrator Amos Barnett reported that all zoning violations were taken care. Amos Barnett said he issued 7 zoning permits for the month of April-

Zoning permit #0792- Jason Wittenmyer at 823 Teal Drive property code #120-M10-000-005-00 to build a 5 x 24 addition to the garage.

Zoning permit #0793- Andrew Blair at 821 Whistler Drive property code #120-005-100-150-00 to build a 10 x 20 shed.

Zoning permit #0794- Darrin Higbee at 853 McNitt Road property code #120-029-100-005-01 to build a 100 x 200 barn with a 30 x 10 add on.

Zoning permit #0795- Gerl Pish at 1288 Fisher Road property code #120-001-400-025-01 to build a 30 x 30 garage and a 15 x 30 addition to the house.

Zoning permit #0796- Robert Beckman Trust at 808 Bennett Drive property code #120-P10-000-009-00 to build a 32 x 46 house with a 14 x 32 garage.

Zoning permit #0797- Ronald Lunz at 736 East Central Road property code #120-007-300-200-04 to build a 24 x 25 garage.

Zoning permit #0798 William Martin at 785 Lakeshore Point property code #120-L10-000-001-00 to build a 4 x 6 deck, a 10 x 40 deck and 12x 15 deck.

7. Report from Zoning Board of Appeals Representative- Rick Coon reported they did not meet.

8. New Business- Jamie Wieteckki stated that a neighbor of Michael Torrey at 240 Brocklebank Road expressed concern to him that Mr. Torrey is dumping garbage in his own back yard. Supervisor Russ Jennings said he needs 2 different people to turn in signed written complaints against the person before he can call and ask the property owner to clean up his junk. Jamie Wieteckki also said his neighbor who is only here on the weekends would like to build a sunroom on an existing cement pad and was wondering if he needs a zoning permit. Zoning Administrator Amos Barnett said yes he does need to have a site plan and meet the setbacks before he can receive a zoning permit. Jamie Wieteckki also asked if anyone has to have a zoning permit to build a deck that is not attached to the house. Zoning Administrator Amos Barnett said if the deck is over 9 inches in height you do but not if it is at ground level. He also asked why the lake levels are being lowered. Chairman Rodney Carpenter stated the Drain Commissioner Mike Hard has the authority over lake levels and to call the Drain Commissioner Mike Hard to find out the reason for the water level being lowered in the lake.

Chairman Rodney Carpenter asked if there was any other New Business, there wasn't any.

9. Public Comments- none

10. Adjournment- The next regular meeting will be on Tuesday, May 31, 2016 at the Algansee Township Hall starting at 7:30 pm. Glenn Preston made a motion to adjourn. Motion was supported by Rick Coon. Motion carried. Meeting was adjourned at 8:30 pm.

Suzanne Preston, Recording Secretary