

**Alganssee Township Planning Commission
May 31, 2016 Minutes**

- 1. On Tuesday, May 31, 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.
- 2. Minutes-** Rick Coon motioned to approve the minutes from the April 25, 2016 Alganssee Township Planning Commission meeting. Motion supported by Glenn Preston. Motion carried.
- 3. Agenda-** Glenn Preston motioned to accept the agenda with moving the Special Use Hearings to right after agenda adoption. Rick Coon supported the motion. Motion carried.
- 4. Special Use Public Hearing for John A. Girod** at 611 Hammond Road, Reading, Michigan, property code #120-033-200-005-96 is requesting to build a calf barn and then maybe a house. Chairman Rodney Carpenter motioned to table this request until next month because of lack of correct paper work and lack of setback measurements and exactly where will the calf barn be built on the property. The motion died for lack of support. Opening statement- John A. Girod said he would like to build a calf barn and then maybe a house. Chairman Rodney Carpenter said the calf barn will need to meet setbacks from property lines and the road. Closing statement John Girod would like to build a calf barn and then maybe a house and a barn. Facts and findings under Alganssee Zoning Ordinance 4.03L- 10 acres- meets that requirement, need to have a legal description (hire an attorney or surveyor to write the legal description), has enough road frontage, in the Ag District, is keeping with the Master Plan. Rick Coon motioned to accept the Special Use request under the following conditions- needs a legal description done by a surveyor or attorney; signed affidavit for future land splits, then John A. Girod will receive the special use permit after he meets the conditions. Support by Glenn Preston. Motion carried.
- 5. Special Use Public Hearing for Joan Waterbury** at 1025 E. Central Road, Quincy, Michigan, property code #120-015-100-025-99 is requesting to sell 26 acres to Brian Preston for farming. Glenn Preston steps down for this special use request. Opening statement would like to split off 26 acres to sell to Brian Preston for farming under Chapter 4 section 4.03 L. Closing statement- would like to split off 26 acres to sell to Brian Preston for farming under Chapter 4 section 4.03 L. Facts and Findings- meets road frontage, meets lot size, and stays in agriculture production, legal description is on survey. Rick Coon motioned to approve the Joan Waterbury special use request. Support by John Shilling. Motion carried.
- 6. Old Business:** Pricilla Dodd presented a list of items that should be in each Special Use Request file folder, not to mention any other documentation that might come up at the Special Use Public Hearing.
Check List for Special Use Requests
 1. Original Completed Application with all completed documentation attached.
 2. List of all neighbors that were sent a letter notifying them of the special use request meeting. The copy of the list that Erica gives is perfect because it highlights properties that are to receive a letter. On bottom of list please write all letters were sent by 1st class mail from the _____ Post Office on _____ date and then sign the list. This is verification if ever someone says they didn't receive a letter notifying them of the meeting.
 3. A copy of the letter sent to each neighbor. Only one is needed unless worded differently.

4. Copy of the advertisements that were placed in the Daily Reporter and the Shoppers Guide and the date the ads appeared.
5. Copy of any type of correspondence that you might receive regarding this special use hearing.
6. Copy of the Land Split form showing the numbers of splits left.
7. Copies of any additional paperwork that might be used at the special use request hearing.
8. If there is an on-sight visit by the Alganssee Township Planning commission, any information that might be collected at the sight like measurements etc.
9. Copy of the Alganssee Township Planning Commission's Facts and Findings if they are not in the minutes.
10. Copy of the minutes of the special use request hearing and approval.

7. Report from Township Representative- John Shilling said the Alganssee Township Board received a \$5,000 estimate from Chris Khorey to redo the Master Plan.

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

Zoning permit #0799- Jerry Eicher at 540 Colvin Road, Quincy, Michigan, property code #120-029-200-010-01, to build an 8 x 42 porch.

Zoning permit #0800- John Girod at 611 Hamman Road, Quincy, Michigan, property code #120-033-200-005-96, to build a 40 x 72 barn and a 40 x 50 barn.

Zoning permit #0801- Jesse Eicher at 1116 Lester Road, property code #120-026-300-005-01, to build a 12 x 22 addition and a 16 x 34 addition to house.

Zoning permit #0802- John Coolman at 124 Crockett Drive, property code #120-A20-000-003-00, to build a 10 x 25 roof over deck.

Zoning permit #0803- Roger Theis at 760 Channel Drive, property code #120-M40-000-006-00, to build a 28 x 32 garage.

Zoning permit #0804- Dennis McClinton at 277 Winhoven Drive, property code #120-020-000-011-01, to build a 24 x 32 addition and a 28 x 44 addition to house and to add a 5 x 25 porch

9. Report from Zoning Board of Appeals Representative- Rick Coon said they didn't meet.

10. New Business- John Shilling reported the dust control on the township's gravel roads should be done this week.

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

11. Public Comments- none

12. Adjournment- The next regular meeting will be held on Monday, June 27, 2016 at the Alganssee Township Hall starting at 7:30 pm. Rick Coon made a motion to adjourn. Motion was supported by Pricilla Dodd. Motion carried. Meeting was adjourned at 8:30 pm.

Suzanne Preston, Recording Secretary