

Alganssee Township Planning Commission September 26, 2016 Minutes

1. On Monday, September 26, 2016 at 7:30 pm Chairman Rodney Carpenter thanked everyone for coming and 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. Those visitors that signed in with their name legible were: Ted & Kathy Stabley Donnell Dr., David & Joan Oldham- 227 Donnell Dr., Jamie Weitecki- 260 Donnell Drive, Sandy & Jerry Rogers- 233 Donnell Dr., Janet Sikes- 231 Donnell Dr., Bob Beckman- 808 Bennett Dr., Jim Heisler- 215 Lakeshore Dr., Bill Martin- 785 Lakeshore Pt., Earl & Mary Waterstraat- 804 Bennett Dr., Jeff & Sue Mistor- 764 Bennett Dr., and Linda Belcher- 812 Bennett Dr.

2. Minutes- Glenn Preston motioned to approve the minutes from the August 29, 2016 Alganssee Township Planning Commission meeting. Motion supported by John Shilling. Motion carried.

3. Agenda- Glenn Preston motioned to amend agenda by adding Master Plan under Old Business and then to accept the amended agenda. Support by John Shilling. Motion carried.

4. Old Business:

4. a. Chairman Rodney Carpenter asked Zoning Administrator Amos Barnett for the required paper work for:
1. Need completed Land Split forms for John A. Girod at 611 Hammond Road, Reading, Michigan, property code #120-033-200-005-96, issued date: 5-31-2016.

2. Need completed Land Split forms for Bill McCann at 440 South Fremont Road property code # 120-019-100-005-99 split 2.08 acres to his daughter and son in law Linda and Michael Dorsch to build a house, leaving him 137 acres left in the parent parcel, issued date: 7-25-2016. Pricilla Dodd reported she received the completed paper work.

4. b. Informal Zoning Board of Appeals minutes Pricilla Dodd reported on her conversation with Township Planner Chris Khorey regarding informal Zoning Board of Appeals minutes. Pricilla reported Chris Khorey said it was ok send out ZBA minutes within the week of the meeting to the Zoning Board of Appeals via email and to have informal approval of the Zoning Board of Appeals minutes via email.

4. c. Master Plan- Chairman Rodney Carpenter reported our Township Planner has a conflict with our next month's meeting date and asked if we could move the Master Plan Public Hearing to Wednesday, November 2, 2016 at 7:00pm. Glenn Preston motioned to move the Public Hearing for the Master Plan to Wednesday, November 2, 2016 at 7:00pm. Motion supported by Rick Coon. Motion carried.

Any Other Old Business- Jamie Weitecki said the law about marijuana grow houses will go into effect December 20, 2016 and wondered what the Planning Commission was going to do. The neighbors around the grow houses are tired of the marijuana smell in their neighborhood.

Bill Martin, 785 Lakeshore Point- said they moved from Coldwater Lake to this house to be on a quieter lake and their house is located across from the Elephant Walk and wondered if there had been any activity with Chris Donato's proposal of putting a restaurant in at the Elephant Walk which is zoned residential. Chairman Rodney Carpenter said there hasn't been a rezoning request for the Elephant Walk property. someone said Chris Donato told them he was going to put the restaurant in and nobody could stop him. Someone asked if Chris Donato needed a zoning permit when he moved his carport. Someone else asked Chris Donato had a permit to put the septic tank in for his barn. They would have to check with the health department because the township doesn't have anything to do with septic systems.

5. Report from Township Representative- John Shilling reported nothing new.

6. Report from Zoning Administrator- Zoning Administrator Amos Barnett reported he issued 5 permits for the month of September:

Zoning Permit #819 issued to Michael Cilla at 314 South Fremont Road to build a patio, property code#120-018-100-025-01, date issued 8-31-16.

Zoning Permit #820 issued to Tim Atkinson at 148 Crockett Drive to build 20 x 20 foot deck, property code #120-W80-000-004-00, date issued 9-1-2016.

Zoning Permit #821 issued to William Schwartz at 855 Lester Road to build a 12 x 18 foot bedroom addition, property code #120-032-100-005-97, date issued 9-12-2016.

Zoning Permit #822 issued to Joseph Girod at 677 Hamman Road to build a 16 x 32 foot barn, property code #120-033-200-005-08, date issued 9-19-2016.

Zoning Permit #823 issued to Simon S. Eicher at 568 Colvin Road to build a 24 x 48 foot barn, property code #120-029-400-005-02, date issued 9-20-2016.

7. Report from Zoning Board of Appeals- Rick Coon reported they didn't meet.

8. New Business- Special Use Public Hearing for Marion May- Chairman Rodney Carpenter opened the Special Use Request Public Hearing for Marion May at 1235 Campbell Road property code #120-024-100-010-99. Opening statement- Marion May said he would like to split off 1.003 acres containing a residence and a two car garage from the parent parcel containing 59.5 acres under section 4.03 L. in the Alganssee Township Zoning Ordinance.

Rick Coon read 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] - yes
2. Density: The number of dwellings permitted on the site shall be based on the overall size of the site, as of the effective date of this Ordinance; June 13, 2008 .Dwellings existing on the site shall count towards the total number of dwellings permitted to be located on the site. Dwellings not located on the site or lot splits that occurred prior to June 13, 2008 shall not be considered when calculating the permitted density. For each whole 10 acres of land, not more than one dwelling shall be permitted. (Sites less than 10 acres in size shall be permitted one dwelling unit.) [Amended 8/3/09; Ord. #105] - yes
 - a. With approval of the special land use permit, a 50 acre parcel would be permitted a dwelling unit and four additional lots with dwelling units. A 30 acre parcel would be permitted a dwelling unit and two additional lots with dwelling units.
 - b. As a condition of approval of the special land use permit, the Planning Commission shall require that the applicant record documents for each of the parcels being created, including the parent parcel, at the County Register of Deeds boldly noting the information listed below and submit copies of the registered documents to the Township. The documents may include the deed for the property, a quick claim deed back to the property owner, or an easement on the property with the information / conditions provided below:
 - (1). This section of the Ordinance and the date of approval of the Planning Commission;
 - (2). The size of the original parent parcel as of the date of application
 - (3). The number of parcels being created; and
 - (4). The number of additional parcels for dwellings that may be created under the required density formula.
 - (5). These items must be shown on the deed submitted to the Township with the land division approval and reviewed for compliance with the requirements of this section prior to approval of the land division by the Township Supervisor.
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.
 - a. To be clustered together, lots shall be located adjacent to one another with shared property lines.
 - 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.
 - 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.
 - d. The cluster of lots should be located along the adjacent public road.
 - 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.
 - 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.
4. The proposed development shall satisfy the standards for approval of a special land use.
5. Unless otherwise modified above, the dwelling(s) and the lot(s) shall comply with the Development Standards set forth in Section 4.04 below.

Closing statement- Marion May said he would like to split off 1.03 acres containing a residence and a two car garage from the parent parcel containing 59.5 acres.

Facts and Findings- 240 feet of road frontage, buildings meet setbacks, good site plan. John Shilling motioned to approve the special use request for a land split of 1.03 acres off the parent parcel of 59.5 acres for Marion may. Rick Coon supported the motion. Motion carried.

9. Public Comment-Supervisor Russ Jennings reported Zoning Administrator Amos Barnett has issued a couple permits that shouldn't have been issued. Supervisor Russ Jennings said he turned over Zoning Permit #817 renewal of zoning permit #706 to Kathy Dickman now Eversole to our township attorney Chuck Lillis. Sunset Cove #2 plat has a drain in the plat. Kelly Baumley at 118 Wright Road would like to build an addition on to his house building into the drain easement just like his neighbors were allowed to except he wasn't allowed to have the addition because he would build into the easement for the drain.

10. Adjournment- The next regular meeting will be held on Monday, October 31, 2016 at the Alganssee 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 8:55 pm.

Suzanne Preston, Recording Secretary