

October 25, 2004 Planning and Zoning Commission Minutes

Monday, October 25, 2004 the Planning and Zoning Commission met for its regular meeting at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All members were present Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative from the Township from the Township Board Russell Strong and Secretary Glenn Preston. Chairman Dave Gilbert called the meeting to order at 8:00 pm.

Minutes- Pricilla Dodd motioned to accept the minutes from October 19, 2004 with the corrections. Rodney Carpenter supported the motion. Motion carried.

Agenda- Rodney Carpenter motioned to accept the agenda as submitted. Russell Strong supported the motion. Motion carried.

Old Business-

Rezoning Request Public Hearing for Jon Loveberry, 165 South Ray Quincy Road, Quincy, Michigan, property code # 120-003-300-020-00. He is requesting a Special Use Permit to rezone from Ag. to commercial. Chairman Dave Gilbert explained the procedure for a public hearing.

Opening Statement- Jon Loveberry said he is requesting the rezoning of 1.5 acres to be rezoned commercial, to sell Christmas trees and related items, the property to be rezoned is across the road from commercial zoning, and it has not been farmed, so he wouldn't be taking out any farm land.

Public Comment- Chairman Gilbert asked if there were any questions from the public. John Shilling wondered if it would be a separate property code #. Chairman Gilbert said no. Russell Strong wondered if the cars would be parking along the road. Jon Loveberry said there is room for 50 or 60 cars to park in that area. Wondered if there would be any signs up. Chairman Gilbert said as long as he meets the zoning ordinance requirements for signs he can put a sign up. Rodney Carpenter wondered how long they would be opened. Jon Loveberry said they would be open for 4 to 5 weeks.

Closing Statement- Jon Loveberry said they would be selling Christmas trees and related Christmas items items, and the only food they would be selling would be packaged nuts. Chairman Gilbert closed the public portion of the public hearing.

Deliberation from the Planning and Zoning Commission- After much discussion, Glenn Preston motioned to table until we can consult with our Planner and have a special meeting on November 8, 2004, at 7:00 pm or pending information from Planner. Rodney Carpenter supported the motion. Motion carried.

New Business- Bill Jones was wondering about where he can put a home on his property. Mrs. Ely said her father, Mr. Winhoven, wants to create 3 lots on Skipper Lane where there is an existing lane and how can they do that.

Report from Township Representative- none

Report from Zoning Board of Appeals- none

Draft Revisions- Chairman Gilbert said that our Zoning Administrator, Russ Jennings, has drawn up draft revisions for the Rezoning Application and the Zoning Amendment Application. Rodney motioned to approve the drafts. Glenn Preston supported the motion. Motion carried.

Adjourn- Glenn Preston motioned to adjourn. Support by Rodney Carpenter. Motion carried.
Glenn Preston, Secretary