

April 28, 2003 Planning and Zoning Minutes

Monday, April 28, 2003 the Planning and Zoning Commission meeting was called to order at 8:00pm at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. Board members present were Chairman Dave Gilbert, Pricilla Dodd, Township Representative Russell Strong and Secretary Glenn Preston. Absent Rodney Carpenter.

Minutes- Russell Strong motioned to accept the March 31, 2003 minutes. Pricilla Dodd supported the motion. Motion carried. Russell Strong motioned to accept the 4-21-03. Pricilla Dodd supported the motion. Motion carried.

Agenda- Glenn Preston motioned to accept the agenda. Russell Strong supported the motion. Motion carried.

Old Business- no one had any.

Report from Township Representative- Russell didn't have anything to report.

Report from Zoning Board of Appeals- they didn't meet this month.

New Business- no new business.

Special Use Public Hearing for Noah A. Girod, of 659 Hamman Rd. Reading, Michigan, property code # 120-033-200-005-02, is requesting to build a house on land split. Chairman Gilbert explained the procedure of the Public Hearing. Opening statement from Noah Girod said he would like to sell 5 acres to build a single family house to his daughter in the Ag. District. Chairman Gilbert opened the public hearing for any comments from the public. There wasn't any comment from the public. Chairman Gilbert asked if there were any questions from the board. There wasn't any at this time. Chairman Gilbert asked if Noah Girod had a closing statement. Noah Girod said he didn't have one. Chairman Gilbert closed the public hearing. Board goes into deliberation.

Facts and Findings- 1.) It is in the Ag. District.

2.) Parent parcel was split on 1-17-87, which has two single family homes.

3.) 5.02-D it doesn't qualify under D because there is already a dwelling there.

4.) 5.04- it does meet area setback requirements.

5.) 5.05-B doesn't meet requirements because the land has been farmed in the last 5 years.

6.) 5.05-C it does not meet requirements because it is not a lot of record.

7.) 5.06- it meets requirements for floor area and width, 980 square feet.

8.) 11.03-B- it is not an existing lot of record- split in 1987.

9.) 11.14 it does meet minimum road frontage, it has 272 feet.

10.) 11.21 it meets requirements for large acreage division.

11.) 19.01 it meets requirements for single family homes.

Glenn Preston motioned to table this request so that Noah Girod could find proof that he built his house before November 1980 and there was a request for a split before 1980 and it was a lot of record. Russell Strong supported the motion. Motion carried.

At this time Pricilla Dodd steps down from the Planning and Zoning Commission position.

Special Use Public Hearing for Pricilla Dodd, of 138 South Ray Quincy Road, Quincy, Michigan property code # 120-004-200-020-00. Opening statement from Pricilla Dodd said she is requesting a special use

permit to build a single family home in the Ag. District both homes that are there now were built before 1980. Chairman Gilbert opened the public hearing for any comments from the public. There wasn't any comments. Chairman Gilbert closed the public hearing. Board goes into deliberation.

Facts and Findings- 1.) It is in an Ag. District.

- 2.) 5.02-D- it doesn't qualify for a single family home, only one dwelling per quarter quarter section.
- 3.) 5.02-D-4- it does qualify for a one time split of a single family dwelling since there hasn't been any homes built there since 1980.
- 4.) 5.04- meets minimum area requirements of 1 acre, it has 6 acres.
- 5.) 5.05- it meets density requirements.
- 6.) 5.06- it meets floor area requirements, 78 x 62.
- 7.) 11.03- It is a lot of record, it can be spit.
- 8.) 11.14- it will meet road frontage requirements, once it is split.
- 9.) 19.01- it meets requirements for a single family home.

Glenn Preston motioned to table this special use request until they have it surveyed and meets road frontage and meets the requirements of the land split. Russell Strong supported the motion. Motion carried.

Next Meeting- Next meeting will hold a public hearing for a special use request for Duane McNall. Glenn Preston motioned to hold the May meeting on **Monday, June 2, 2003 at 8:00pm**. Pricilla Dodd supported the motion. Motion carried.

Adjourn- Glenn Preston motioned to adjourn. Russell Strong supported the motion. Motion carried.

Glenn Preston, Secretary