

April 26, 2004 Planning and Zoning Commission Minutes

On Monday, April 26, 2004 the Alganssee Planning and Zoning Commission held its regular meeting at 8:00p.m. at the Alganssee Township Hall, 375 South Ray Quincy Road, Quincy, Michigan. All members were present Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative from the Township Board Russell Strong and Secretary Glenn Preston.

Agenda- Russell Strong motioned to accept the March 29, 2004 Planning and Zoning Commission minutes. Rodney Carpenter supported the motion. Motion carried.

Agenda- Glenn Preston motioned to accept the agenda. Support by Pricilla Dodd. Motion carried.

Old Business- none

Report from Township Representative- none

ZBA Report- Chairman Dave Gilbert reported they had met and granted a variance to Roberts on Fisher Road who requested a variance for lot size and road frontage.

Public Hearing for Terry Tom who is requesting a special use permit. Rodney Carpenter stepped down from the Planning and Zoning Commission at this time because of doing business with Terry Tom and sat down in the audience. Chairman Gilbert reported that the Planning Zoning Commission has received a request for a special use permit from Terry and Donna Tom of 165 Lakeshore Drive, Coldwater, Michigan for the property address of 141 Crockett Drive, Quincy, Michigan, property code #120-005-300-005-13; he is requesting a special use permit under the Alganssee Township Zoning Ordinance section 6.03- storage facilities. Chairman Dave Gilbert explained the procedure for the Public hearing. Terry Tom's opening statement; he said he is requesting a special use permit for Marine storage- boats, boat trailers, boat lifts, docks, pontoons, personal water craft, etc... The Zoning Commission Secretary read Terry Tom's special use request. Chairman Gilbert opened the public hearing for public comment. Norm Arey of 148 Crockett Drive is concerned the value of property if this special use is granted and if Terry Tom would sell the property and it might turn into a mess like it did last time. Jan Arey of 148 Crockett Drive asked if this was for rezoning or a special use request, and does the special use permit stay with the property or with the person requesting the special use. Chairman Gilbert reported that the Special Use Permit stays with the property and in the Alganssee Township Zoning Ordinance under section 6:03 under Urban Residence R-2 Zoning district under section D. it allows for marine storage. Closing Statement Terry Tom explained the past use and the future use of the property. There are 12 boats in front of green building for present use and it is only marine use. Exhibit 1- Letter dated 4-20-04 from Charlotte Dubay of 160 Crockett Drive in not in favor of the Special Use Permit. Secretary Preston read the letter from Charlotte Dubay. Chairman Gilbert asked if there were any more questions from anyone. Seeing that there weren't any more questions, Chairman Gilbert closed the Pubic Hearing and said now the Planning and Zoning Commission would go into deliberation. Terry Tom submitted a letter from Stephen Renski, dated April 17, 2004 after Public Hearing was closed. The Planning and Zoning Commission is requesting confirmation as to when the letter was sent. Chairman Gilbert asked anyone else had any letters that the Planning and Zoning commission didn't have copies of? There wasn't anymore.

Special Use Tabled- Glenn Preston motioned to table Terry Tom's Special Use request until we get a clarification from the Township Planner. Pricilla Dodd supported the motion. Motion carried. Rodney Carpenter rejoins the Planning and Zoning Commission at this time.

New Business- Harold Farris gave his report; he issued 5 new permits this month. He has a question about taking the old trailer off and putting the new trailer on and how many days does the property owner have to get the old trailer off.

Next meeting will be Tuesday, June 1, 2004.

Adjourned- Russell Strong motioned to adjourn. Support by Rodney Carpenter. Motion carried.

Glenn Preston, Secretary