

## **April 25, 2005 Planning and Zoning Commission Minutes**

On **Monday April 25, 2005 the Alganssee Township Planning and Zoning Commission** met at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. Chairman Dave Gilbert called the meeting to order at 8:00 p.m. with all members present Pricilla Dodd, Rodney Carpenter, representative from the Township board John Shilling, and Secretary Glenn Preston.

**Minutes-** John Shilling motioned to approve the February 28, 2005 Alganssee Township Planning and Zoning Commission minutes. Support by Pricilla Dodd. Motion carried.

**Report from the Township Representative-** no report.

**Report from the Zoning Board of Appeals-** met once this month.

**Report from Zoning Administrator-** no request for special use permits.

**Mike and Kelly Dodd Request to Amend the Alganssee Township Zoning Public Hearing-** Rodney Carpenter motioned to bring off the table the Mike and Kelly Dodd Zoning Request to Amend the Alganssee Township Zoning Ordinance Public Hearing. Mike and Kelly Dodd of 130 South Ray Quincy Road, Quincy, Michigan, property code # 120-004-200-020-01. Glenn Preston supported the motion. Motion carried. Chairman Dave Gilbert explained the procedure for the public hearing.

**Opening Statement-** Mike Dodd said he is requesting to amend the Alganssee Township Zoning Ordinance to add major and minor motor repair to the Ag District.

**Public Comment-** Norm Knisley wondered if it was granted, would it be allowed in the entire Ag district. Chairman Dave Gilbert said yes. Norm Knisley said he didn't approve of the idea. Chairman Dave Gilbert asked if there were anymore comments from the public. There wasn't any. Chairman Dave Gilbert closed public comment portion of the public hearing.

**Board Discussion-** John Shilling said he was against opening the entire Ag district.

### **Facts and Findings-**

**1. In the Alganssee Zoning Ordinance- pages 198-199, D. Planning Commission Review.** The Planning Commission shall review the proposed amendment at a public hearing. The Planning Commission shall consider the proposed amendment in regard to the following standards:

1. The proposed amendment shall be compatible with and in accordance with the general principles and future land use configuration of the Township Master Plan and shall promote the intent and purpose of the Master Plan. In the case in which this criterion is not met, the Planning Commission shall recommend denial of the proposed amendment. In such case, the applicant may voluntarily request the Planning Commission to table the amendment request indefinitely to allow the applicant to request an amendment to the Master Plan. Any such application that is tabled indefinitely shall be refilled in accordance with Paragraphs B and C above, including the payment required application fee at the rate in effect at the time of re-filing.- Master Plan intent is to preserve the Ag District from Commercial and Industrial uses as explained by the Township

Planner Steve Gunnels. Also amending to allow this use would allow for other Industrial and Commercial uses.

2. The proposed amendment shall protect the health, safety and welfare of the community; the proposed amendment shall promote the intent and purpose of this Ordinance.- It does not promote the intent and purpose of this Ordinance.

3. The proposed amendment shall not be injurious to adjacent and nearby properties; the proposed amendment shall not promote individual gain at the expense of the public good.- the proposed amendment would be injurious to the entire district.

**Recommendation to the Township Board-** Glenn Preston motioned to recommend to the Algansee Township Board to deny the request for the zoning amendment request from Mike and Kelly Dodd because of the facts and findings. Support by John Shilling. Roll call vote- Rodney Carpenter- yes, Pricilla Dodd- no, John Shilling- yes, Glenn Preston- yes, Dave Gilbert- yes. Motion carried.

**Old Business-** none

**New Business-** Mickey and Linda Belcher of Bennett Drive asked how to extend Bennett Drive. Chairman Dave Gilbert referred them to the zoning Administrator.

**Subdivision Control Ordinance-** the Algansee Township Planner Steve Gunnels distributed the 4-25-2005 draft of the Subdivision Control Ordinance and explained the ordinance and the procedure to review the draft.

**Next meeting will be on Tuesday May 31, 2005** at 7:00 p.m. with a review of the Subdivision Control Ordinance with our Township Planner Steve Gunnels and the regular meeting to at 8:00 p.m.

**Minutes-** John Shilling motioned to approve the 3-28-2005 Algansee Township Planning and Zoning Commission minutes. Support by Rodney Carpenter. Motion carried.

**Adjourn-** Pricilla Dodd motioned to adjourn. Support by Rodney Carpenter. Motion carried. Adjourned at 9:40 p.m.

Glenn Preston, Secretary