

April 25, 2011 Algansee Township Planning Commission Meeting Minutes

1. On Monday, April 25, 2011 at 7:30 p.m. Chairman Rodney Carpenter called the regular meeting of the Algansee Township Planning Commission meeting to order at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All members were present except Mick Belcher.

2. Minutes- Amos Barnett motioned to approve last meeting minutes, March 28, 2011. Support by Pricilla Dodd. Motion carried.

3. Agenda- Amos Barnett motioned to approve the agenda. Support by Pricilla Dodd. Motion carried.

4. Old Business- none

5. Report from Township Representative- Mick Belcher was absent.

6. Report from Zoning Administrator- Zoning Administrator Russ Jennings reported he issued 2 permits for the month of April. Glenn Preston motioned to hold a Special Use Public Hearing for Larry Avery, 1064 Fisher Road for a land split on Tuesday, May 31, 2011 at 7:30pm. Support by Amos Barnett. Motion carried.

7. Report from Zoning Board of Appeals- Pricilla Dodd reported they didn't meet.

8. New Business- none

9. Special Use Public Hearing for Jacob Schwartz, 912 Warren Road, tax ID# 120-021-300-010-99- Jacob Schwartz has applied for a special use permit for a single family dwelling on less than 40 acres under section 4.03 (L) Single Family Dwelling on Less than 40 acres.

Opening Statement- Jacob Schwartz is requesting a special use permit for his son David Schwartz to build a home- east side yard setback 70feet, west side yard setback- 106feet. It will be a 1232 square foot home.

Public Comment- none

Closing Statement- David Schwartz would like to build a home on parcel 120-021-300-010-99.

Questions from the Planning Commission- none

Facts and Findings-

Zoning Requirements: Chapter 4- Agricultural Zoning District

Section 4.03 L- Single Family dwellings on less than forty (40) acres provided the following conditions are all satisfied:

4.03 L- 1. Minimum Lot Size: The minimum lot size for a single family dwelling shall be one (1) acre in area. *Lot size is greater than 1 acre.*

4.03 L-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. For each whole 10 acres of land, not more than one dwelling shall be permitted (or four dwellings per quarter quarter section). (Sites less than 10 acres in size shall be permitted one dwelling unit.) *Parent acre is 40 acres and this would make the 3rd home on the 40 acres.*

4.03 L-2a. With approval of the special use land use permit, a 50 acre parcel would be permitted a dwelling unit and 4 additional lots with dwelling units. A 30 acre parcel would be permitted a dwelling unit and 2 additional lots with dwelling units.

4.03 L-2b. 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 dwelling that may be created under the density required 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.

4.04- Development Standards- All lots, buildings and structures in the Ag zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any

development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

4.04-A. Minimum Lot Dimensions-

4.04-A.1. Lot Area The minimum lot area shall be 40 acres, unless otherwise approved as provided above.

4.04-A.1.a. Each dwelling shall be located on a lot of record.

4.04-A.1.b. Each lot of record shall have no more than one (1) dwelling.

4.04-A.1.c. There shall be no minimum lot area for one (1) single family dwelling on any lot that was a lot of record as of November 1980, provided that the minimum yard requirements are met.

4.04-A.1.d. A lot less than 40 acres may be created and/or a dwelling may be located on a lot that is less than 40 acres without a special land use permit if that lot is an entire quarter-quarter section or a half of a half of a section. *It meets special use permit requirements.*

4.04- A. 2. Lot Width- The minimum lot width shall be one-hundred (100) feet. *198 feet*

4.04- A.3. Minimum Frontage- Each lot shall have a minimum lot frontage of at least one-hundred feet. *198 feet frontage*

4.04- B. Front Yard Requirements-

4.04 B. 1. Front Yard- Any and all front yards shall be at least fifty (50) feet in depth. (See also Section 13.13) *90 feet*

4.04- B.2. Rear Yard- Any and all rear yards shall be at least twenty (20) feet in depth. *533 feet*

4.04- B.3. Side Yard- Any and all side yards shall be at least twenty (20) feet in depth. *East yard is 70 feet and west yard is 106 feet.*

4.04- C. Building and Structure Standards-

1. Height- No building or structure shall exceed thirty-five (35) feet in height with the exception of structures used solely for agriculture. *Less than 35 feet in height*

4.04- C. 2. Minimum Floor Area- Each dwelling unit shall have a minimum floor area of one-thousand (1000) square feet. *1232 square feet.*

Glenn Preston motioned to grant the special use permit to Jacob Schwartz subject to land split requirements; Section 4.03 L-2b 1-5. 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 dwelling that may be created under the density required 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.

Pricilla Dodd supported the motion. Motion carried.

10. Public Comment- none

Adjournment- Amos Barnett motioned to adjourn. Support by Pricilla Dodd. Motion carried. Next meeting date will be Tuesday, May 31, 2011 at 7:30 p.m. Meeting adjourned at 8:00pm.

Glenn Preston, Secretary