

**Monday, August 30, 2004 at 8:00 pm, the Planning and Zoning Commission** met for their regular meeting at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All board members were present Chairman Dave Gilbert, Pricilla Dodd, Rodney Carpenter, Representative to the Township Board Russell Strong and Secretary Glenn Preston.

**Agenda-** Glenn Preston motioned to accept agenda. Support by Rodney Carpenter. Motion carried.

**Old Business-** none

**Report from Township Representative-** none. Chairman Gilbert read letter from Township Board.

**Report from Zoning Board of Appeals-** Chairman Gilbert reported on Terry Tom appeal denied.

**Report from Zoning Administrator-** Russ Jennings reported he had issued 2 special use permits are pending and also 2 new variance pending.

**New Business-** none

**Special Use Permit Request Public Hearing for Billie Avra** of 1130 Fisher Rd for property at **1120/1122 Fisher Rd, property code # 120-002-300-030-03** before land split. Now property at 1120 Fisher Road is property code # 120-002-300-030-04 and the property at 1122 Fisher Road is property code # 120-002-300-030-99. Chairman Dave Gilbert stated that last month we held a public hearing for a special use request for Billie Avra. Chairman Dave Gilbert said that the trailer to the west, 1120 Fisher Road, under the Special Use Permit issued at last was not the problem. It is the trailer to the east at 1122 Fisher Road we had a problem with because we had information the trailer didn't meet the minimum square footage. Billie realized he hadn't mentioned that the trailer does have a pop out room on the trailer and it does meet the minimum square footage. Billie Avra said in his opening statement that he would like to change his previous request for a special use permit from last meeting. Public comment- no one had any public comment. Questions from the Planning and Zoning Board- Rodney asked for clarification on the dimensions of the trailer. Billie Avra asked what conditions are required of him. Glenn Preston read the conditions from last month's public hearings

Property code # 120-002-300-030-04 at 1120 Fisher Road, Quincy, Michigan, east lot

1. Old Trailer must be removed within 60 days of July 26, 2004

Property code # 120-002-300-030-99 at 1122 Fisher Road, Quincy, Michigan, west lot

1. Can maintain for 11months from July 26, 2004 and then must be removed.
2. Section 21.07- security of \$1,500.00 must be posted for removal of trailer.

Glenn Preston motioned to grant a special use permit to the property at 1122 Fisher Road, property code # 120-002-300-030-99 that was issued at the July 26, 2004 Planning and Zoning meeting. (Note- this was to remove all the conditions of the July 26, 2004 meeting and that all conditions of the Algansee Township Zoning Ordinance must be complied with.) Support by Russell Strong. Motioned carried

Next Meeting will be September 27, 2004 at 8:00pm.

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

Glenn Preston, Secretary