

August 25, 2003 Planning and Zoning Commission Minutes

On Monday, August 25, 2003 the Planning and Zoning Commission met for its regular meeting at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All board members were present; Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative to the Township Board Russell Strong, and Secretary Glenn Preston. Visitors present that signed in were Margaret Strong, Marlene Kopp, Caryl Pridgeon, Jo Ann Marvin, Bob & Ellen Wilkinson, Margaret & Philip Muir.

Minutes- Rodney Carpenter motioned to accept the August 16, 2003 minutes of the Planning and Zoning Commission. Support by Russell Strong. Motion carried.

Agenda- Rodney Carpenter motioned to accept the agenda. Pricilla Dodd supported the motion. Motion carried.

Old Business- New Zoning Ordinance- Glenn Preston motioned to bring off the table the Zoning Ordinance. Rodney Carpenter supported the motion. Motion carried. Chairman Gilbert had a list of revisions to the new Zoning Ordinance, see attached 8-21-03 memorandum from McKenna Associates. Glenn Preston motioned to adopt the new Zoning Ordinance with the adjusted 8-21-03 McKenna revisions. Pricilla Dodd supported the motion. Roll call vote- Russell Strong- yes, Pricilla Dodd- yes, Rodney Carpenter- yes, Glenn Preston- yes, Dave Gilbert- yes. Motion carried.

Robert Strouse Special Use Permit Request- Glenn Preston motioned to bring off the table the Special Use Permit request from Robert Strouse to build a single family home on his property on Fisher Road, property code # 120-004-300-015-01. Rodney Carpenter supported the motion. Motion carried. Facts and Findings:

1. It is in the Ag District.
2. 5.02- Section D- doesn't qualify.
3. 5.04- it does qualify.
4. 5.05- Section B- doesn't qualify.
5. 5.06- Area- with 1605 square feet it qualifies.
6. 11.03- it is not a lot of record.
7. 11.14- road frontage- it qualifies.
8. 11.21- 10 acres doesn't apply.
9. 19.01- doesn't apply
10. 5.04- Section D- 4- No new home on any split since 1980. One of those parcels can be used for a single family dwelling.

Glenn Preston motioned to grant Robert Strouse's Special Use Request to build a single family home on his Fisher Road property, property code# 120-004-300-015-01. Russell Strong supported the motion. Motion carried.

Any Other Old Business- Chairman Gilbert asked if there was any other old business. There wasn't any.

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

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

New Business- Keith Dirschell is requesting a special use permit to put a mobile home at his 939 Campbell road property, property code # 12-120-021-100-010-00. Glenn Preston motioned to hold a public hearing for the special use request by Keith Dirschell on September 29, 2003 at 8:00p.m.aa Rodney Carpenter supported the motion. Motion carried.

Adjourn- Russell Strong motioned to adjourn. Pricilla Dodd supported the motion. Motion carried.

Glenn Preston, Secretary