

## December 15, 2003- Special Meeting

On **Monday December 15, 2003 Algansee Township Planning and Zoning Commission** met for a public hearing for Kevin Stempien. Chairman Gilbert called the meeting to order at 7:00p.m. at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All Commission members were present Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative to the township Board Russell Strong and Secretary Glenn Preston.

**Opening Statement-** Kevin Stempien has requested a special use permit to build a new home on his property at 240 Brocklebank Road, property code #120-008-100-015-02. He doesn't have a split done at this time on his property.

**Public Comment-** none.

**Closing Statement-** none

**Questions from the board-** How is the property to be split up, how do we know what part we are talking about? It depends on what provision the property falls under as to where he can build. Mr. Stempien was asked to explain the drawing. What is the number of total acres? 40 There has previously been a split of the property but it has been put back together. When did you build your home? 1994. When was the previous split done? Approximately a year and three months ago.

**Facts and findings-** The board then discussed various provisions that would allow Mr. Stempien to build a new home, including how this parcel relates to having a one time split, the amount of road frontage that is required, and what ordinance this property should be under. 150 foot minimum road frontage is required regardless of what ordinance, there is no split presently, and a split would be needed to grant the special use permit. One house was built in 1994 on the property, 502 D-2 requires the split, and there has not been a split made at this time. Glenn Preston motioned to deny the request for a special use permit for the above reasons, Pricilla Dodd seconded the motion, motioned carried.

**Adjourn-** Rodney Carpenter motioned to adjourn, Glenn Preston seconded, motioned carried. Next meeting will be January 26, 2004 at 7:00p.m.

Glenn Preston, secretary