

**1. On Monday, February 23, 2009 at 7:00 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 Rodney Carpenter, Pricilla Dodd, Amos Barnett, and Mick Belcher & Glenn Preston.

**2. Minutes-** Amos Barnett motioned to approve the January 26, 2009 minutes. Support by Mick Belcher. Motion carried.

**3. Agenda-** Glenn Preston motioned to approve the agenda. Support by Amos Barnett. Motion carried.

**4. Special Use Request Public Hearing for Dan and Sue Jacoby-** on 1184 Wolf Rd., Reading, Michigan, property tax ID# 120-023-200-005-98. Special Use Request under Chapter 4, Section 4.03 L.

**Opening Statement-** Dan Jacoby said he wants to deed 1.75 acres on the east of his property to his daughter for a home.

**Public Comment-** none

**Closing Statement-** Dan Jacoby reviewed their desire to build a house for his daughter on the east side of his property.

**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. *Size will be 1.75 acres, it meets that requirement.*

**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.) *Size will meet with 38 acres.*

**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.*

**4.04- A. 2. Lot Width-** The minimum lot width shall be one-hundred (100) feet. *The lot width is 200 feet.*

**4.04- A.3. Minimum Frontage-** Each lot shall have a minimum lot frontage of at least one-hundred feet. *The lot frontage is 200 feet.*

**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) *Front Yard meets the requirement of greater than 50 feet.*

**4.04- B.2. Rear Yard-** Any and all rear yards shall be at least twenty (20) feet in depth. *The rear yard meets the requirement of greater than 20 feet.*

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

**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. *The house meets the requirement of 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. *The house will have 2100 square feet.*

Amos Barnett motioned to grant the special use permit to Dan and Sue Jacoby. Mick Belcher supported the motion. Motion carried.

**5. Old Business-**none

**6. Report from Township Representative-** Mick Belcher said there was nothing to report.

**7. Report from Zoning Administrator-** Russ Jennings reported he didn't issue any zoning permits this month.

**8. Report from Zoning Board of Appeals-** Pricilla Dodd reported they met to approve the minutes. They are meeting on March 4 to hear the Petersons appeal.

**9. New Business-** Mick Belcher and Amos Barnett said they would like to attend the New Training for Planning Commission members on March 26 in Battle Creek.

Amos Barnett motioned to accept the Planning Commission By-Laws and Rules of Procedure, Algansee Township, Branch County, Michigan drafted February 2009. Support by Mick Belcher. Motion carried. No further discussion on Proposed Zoning Ordinance Amendments from township Planner Greg Milliken.

**10. Public Comment-** John Shilling said he is concerned about the density of homes in the Ag district. Ed Reed said there is a need for accessory buildings not adjacent to property.

**11. Election of Officers-** Amos Barnett motioned to retain the same officers. Pricilla Dodd supported the motion. Motion carried. Mick Belcher motioned to rotate the Zoning Board of Appeals Representative from the Planning Commission and appoint Amos Barnett this year to be the Planning Commission representative. Support by Pricilla Dodd. Motion carried. Mick Belcher motioned to have uniformity in the start times of the Planning Commission meetings and the township board's meetings. Support by Pricilla Dodd. Motion carried.

**12. Adjournment-** Pricilla Dodd motioned to adjourn. Support by Amos Barnett. Motion carried. The meeting was adjourned at 8:40 p.m.

Glenn Preston, Secretary