

A. On Saturday, January 19, 2008, at 9:00 a.m. the Alganssee Township Planning Commission held a special public hearing on the amendments to the Alganssee Township Zoning Ordinance at the Pine Ridge Bible Church, 280 South Ray Quincy Road, in the gymnasium. All Commission members were present Chairman Rodney Carpenter, Vice Chairman Pricilla Dodd, John Shilling, Tom Morgan, Zoning Administrator Russ Jennings, and Secretary Glenn Preston.

B. CALLED TO ORDER- Chairman Rodney Carpenter called the public hearing to order 9:00 a.m. He explained our township planner, Greg Milliken, was absent because of the birth of his baby.

C. GUIDELINES FOR PUBLIC HEARING-

Glenn Preston read the following "Guidelines for Public Hearing"

1. Those wishing to speak during the public comment session are asked to stand in a line behind the "x" on the floor. Everyone will have an opportunity to speak.
2. When called upon by the chairman please give your name and property address for the record.
3. Each person will be allowed 3 minutes to speak.
4. When everyone has had an opportunity to comment or ask a question then depending on the time, an additional opportunity for public input may be granted.
5. Please respect others' comments and wait to be called upon before speaking.
6. Written comments should be submitted to the planning commission to be so noted in the minutes for the hearing.

Thank you for attending the public hearing for the Alganssee Township Zoning Ordinance.

D. PUBLIC COMMENTS-

D. 1. Mary Agustini, 260 Donnell Drive, read her statement from the lake committee.

D. 2. Barb Lloyd, 245 + 243 Donnell Drive, continued with reading above statement.

D. 3. John Watson, 752 Campbell Road, said he is opposed 1 dwelling per 10 acres, he feels it would open the township up for too much development. We need to preserve farm land. Supports set backs on lake property.

D. 4. Chris Donato, 788 Donnell Drive, said he wasn't pleased with Mary being stopped after 3 minutes; Board needs to learn to cooperate.

D. 5. Dan Dickerson, 103 Crocket Drive, said he would be interested in the board answering the questions the lake committee has on this sheet of paper.

D. 6. Harold Sneath, 251 Donnell Drive asked people to comment.

D. 7. Mary Agustini, 260 Donnell Drive, said she doesn't like the set backs for lake lots.

D. 8. Cindy Austin, 787 Cornell Road, said she couldn't download the zoning ordinance from the Township's web site

D. 9. Mike Kolodie, 260 Crockett Drive, why aren't we all being grandfathered in?

D. 10. Bob Beckman, 808 Bennett Drive, asked is the Board proposing a 243 page ordinance.

D. 11. James Lester, Attorney for the lake committee

1. Different rules for Private Rd. & Shared Drives – would like clarification
2. Rebuilding Nonconforming 19.04c
3. Burden of Proof – is standard change?
4. Accessory dwelling – Standards conflict
5. 21.03 A (6) Clarification on permit with non conformity. Why can't property be fixed?

D. 12. Bonnie Frick, 116 Wilmin Drive, said we need to keep working together – it is a value to both Lake & Ag. areas. We need to Grandfather as much as we can and give variances as much as we can. And we also need to have a good attitude towards everyone.

D. 13. Mick Belcher, 812 Bennett Drive, said he was reading questions for someone else –

1. Why do we need a 243 page ordinance?
2. Is the Board still getting input from Dave Gilbert?
3. Board doesn't listen to the committee
4. Has the interests of the citizens been taken into account?
5. How many board members will now own non-conforming property?

D. 14. Kelly Shubert, 258 Crockett Drive, asked if we going to have another Saturday meeting where questions are answered?

D. 15. Harold Sneath 251 Donnell Drive talked to group and said we need changes in township government.

D. 16. Gay Timmons 798 E. Central Road, said she has been fighting the township for years

D. 17. Mary Agustini, 260 Donnell Drive, asked what is the purpose for larger setbacks?

D. 18. Chris Donato, 788 Donnell Drive, asked for explanation for ordinance changes Glenn Preston tried to explain. He then asked Glenn if he ever built a home and he questioned rear set backs – he had asked for a variance and didn't receive it said that in the zoning book there are a lot of rules not enforced.

D. 19. Mary Agustini, 260 Donnell Drive, commented on the safety issue, there's no record of accidents in Lake District due to structures being too close

D. 20. Debbie Sneath, 251 Donnell Drive, asked each person on the board if they had ever been granted special consideration when you shouldn't have.

D. 21. Rodney Carpenter said he hasn't had any special considerations.

D. 22. Harold Sneath, 251 Donnell Drive, told Rodney that he better rethink his answer. As far as safety fire trucks aren't going to drive between buildings. A fire truck can turn around in a 66 foot road. There is no reason for additional set backs from the road. Taking away beauty & value of property. There hasn't been any serious accidents in lake community

D. 23. Shirley Tate, 229 Dons Drive, said she started coming to meetings 1½ years ago. She doesn't like what is happening here and feels we can work together.

D. 24. Mary Agustini, 260 Donnell Drive, said the committee came with an open mind but Board closed the door numerous times.

D. 25. Ted Stabley, 234 Donnell Drive, (from Roseville) said he has had a summer home for 17 years; he retired 5 days ago and plans on living here. In 2003 he didn't get any information when ordinance changed. Let the people do what they want – work with the people. Let us improve.

D. 26. Earl Waterstrat, 804 Bennett Drive, said he went to court over location of shed – Judge told Dave Gilbert & Erica Ewers that he didn't have to move it.

D. 27. Gerald Rodgers, 233 Donnell Drive, said he had a question on safety, is it safe to build toward the lake with a hill & water level close to the surface?

D. 28. Jim Toth, 544 Hammond Rd., said California Township doesn't have zoning. Why can't we get along without zoning? Alganssee is the only Township that you see in the paper.

D. 29. Barb Lloyd 245 + 243 Donnell Drive asked if the library is nonconforming.

D. 30. Joy Wood, 951 Fisher Rd., said the library and the store are pieces of history.

D. 31. Harold Sneath 251 Donnell Drive, showed size of ordinance and he compared it to the Declaration of Independence saying the zoning ordinance was too big.

D. 32. Mary Agustini 260 Donnell Drive asked if this was the hearing & will this be passed on the 28th?

E. ADJOURNMENT- Glenn Preston motioned to adjourned. Support by Pricilla Dodd. Motion carried.

Glenn Preston, Secretary