

July 26, 2004 Planning and Zoning Minutes

On **Monday, July 26, 2004 the Planning and Zoning Commission** met for their regular meeting at the Alganssee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. Chairman Dave Gilbert called the meeting to order at 8:25 pm with board members Pricilla Dodd, Russell Strong and Glenn Preston present. Absent was Rodney Carpenter.

Minutes- Pricilla Dodd motioned to accept the minutes of the June 1, 2004 Planning and Zoning meeting with the corrections. Support by Russell Strong. Motion carried. Pricilla Dodd motioned to accept the June 28, 2004 Planning and Zoning minutes. Russell Strong supported the motion. Motion carried.

Agenda- Glenn Preston motioned to accept the agenda. Support by Pricilla Dodd. Motion carried.

Report from Zoning Board of Appeals- Dave Gilbert reported on their meetings they had this month.

Report from Township Board- no report

Report from Zoning Administrator- Russ Jennings is our new Zoning Administrator. He said he has issued 6 new permits this month.

Old Business- none

New Business- none

Special Use Request Public Hearing- Billie Avra of 1130 Fisher Road, property code # 120-002-300-030-03, at 1120/1122 Fisher Rd. Billie explained plan for each lot to have a single family home on it.

Public Comments- none

Questions from the Board- Pricilla Dodd wondered about setbacks. Glenn Preston wondered about square foot of 2.18 acres, could make 2 one acre lots.

Closing Statement- Billie said by doing this he would enhance the neighborhood and save farmland.

Chairman Gilbert said that since the board can go into discussion. It is currently a nonconforming use, with 2 homes on a single lot, if he splits the property it would be in conformance with the zoning laws.

Facts and Findings-

1. The property is in the Ag district.
2. Enough square footage on each lot to meet the acreage requirements.
3. Meets standards in section 4.03 L
4. The property has not been farmed- meets standard

Glenn Preston motioned to grant the Special Use permit for each of the following lots with the following conditions for the property at 1120/1122 Fisher Rd, property code # 120-002-300-030-03 now split into #120-002-300-030-04 and #120-002-300-030-99.

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 11 months 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

Russell Strong supported the motion. Motion carried.

Next meeting will be August 30, 2004 at 8:00 pm. Pricilla Dodd motioned to adjourn. Russell Strong supported the motion. Motion carried. Glenn Preston, Secretary