

Alganssee Township Planning Commission July 25, 2016 Minutes

1. On Monday, July 25, 2016 at 7:30 pm Chairman Rodney Carpenter called the regular meeting of the Alganssee Township Planning Commission meeting to order at the Alganssee Township Hall, 378 South Ray-Quincy Road, Quincy, MI. All members were present: Chairman Rodney Carpenter, Vice Chairman Glenn Preston, member Rick Coon, Township Representative John Shilling and Secretary, Pricilla Dodd.

2. Minutes- Rick Coon motioned to approve the minutes from the June 27, 2016 Alganssee Township Planning Commission meeting. Motion supported by Pricilla Dodd. Motion carried.

3. Agenda- Glenn Preston motioned to accept the agenda. Support by John Shilling. Motion carried.

4. Old Business: Pricilla Dodd reported the files are still open because land splits have not been completed yet for John Girod at 611 Hammond Road and John Schwartz at 878 Brown Road. Supervisor Russ Jennings reported he received an email from the township planner Chris Khorey about coming to the August 29, 2016 Alganssee Township Planning commission meeting.

5. Report from Township Representative- John Shilling reported nothing new.

6. Report from Zoning Administrator- Zoning Administrator Amos Barnett reported he issued 6 permits for the month of July-

Zoning Permit #807 for Cheryl Potter at 204 Dons Drive to build a 10 x 16 deck property code # 12-120-006-400-045-99

Zoning Permit #808 for James Hedges at 778 Bennett Drive to build a 10 x 46 deck, 6 x 30 deck and a 8 x 30 lean to on garage property code #12-120-T80-000-009-00

Zoning Permit #809 for Danny Tidwell at 267 South Fremont Road to build a 24 x 24 garage property code #120-W10-000-001-00

Zoning Permit #810 for Robert Palmateer at 216 Dons drive to build a 35 x 35 garage property code #120-006-400-060-00

Zoning Permit # 811 for Barry Demko at 806 Bennett Drive to build a 16 x 20 garage property code #120-P10-000-008-00

Zoning Permit #812 for Jason Shilling at 359 South Ray Quincy Road to build a 45 x 600 barn, 45 x 600 barn, 50 x 80 barn, 12 x 20 barn and a 16 x 64 barn property code #120-015-100-010-00

Zoning Permit #813 for Kenneth Loose at 248 South Fremont Road to build a 24 x 32 garage property code #120-007-100-020-00

7. Report from Zoning Board of Appeals Representative- Rick Coon reported they met on July 22, 2016 all ZBA members were present Bill Avra township representative Jamie Wietecki was elected Chairman, Bob Migrin was elected secretary, Rod Bassage was elected Vice Chairman, Supervisor Russ Jennings, Pricilla Dodd and himself.

8. New Business- Special Use Request Public Hearing for Bill McCann at 440 South Fremont Road. Chairman Rodney Carpenter opened the Special Use Request Public Hearing for Bill McCann at 440 South Fremont Road property code # 120-019-100-005-99.

Opening Statement- Bill McCann said he would like to sell off 2.08 acres to his daughter and son in law Linda and Michael Dorsch to build a house, leaving him 137 acres left in the parent parcel. Chairman Rodney Carpenter asked if there were any questions from the public and there wasn't any. Closing statement- Bill McCann said he would like to split off 2.08 acres for his daughter and son in law to build a house on.

Facts and Findings- Alganssee Township Zoning Ordinance- Section 4.03 Uses Permitted by Special Use Permit

L. Single-family dwellings and/or non-public schools on less than forty (40) acres provided the following conditions are all satisfied:

1. Minimum Lot Size: The minimum lot size for a single-family dwelling shall be one (1) acre in area. The minimum lot size for non-public schools shall be four (4) acres in area. [Amended 4/7/14; Ord. #107] - *yes*

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 .Dwellings existing on the site shall count towards the total number of dwellings permitted to be located on the site. Dwellings not located on the site or lot splits that occurred prior to June 13, 2008 shall not be considered when calculating the permitted density. For each whole 10 acres of land, not more than one dwelling shall be permitted. (Sites less than 10 acres in size shall be permitted one dwelling unit.) [Amended 8/3/09; Ord. #105] - *yes*

c. As a condition of approval of the special land use permit, the Planning Commission shall require an affidavit to be submitted to the Township including the following information: [Amended 4/7/14; Ord. #107]

(1) This section of the Ordinance and the date of approval of the Planning Commission;

(2) The size of the original parent parcel as of the date of application

(3) The number of parcels being created

(4) The number of additional parcels for dwellings or non-public schools that may be created under the required density formula. [Amended 4/7/14; Ord. #107]

(5). These items must be shown on the deed submitted to the Township with the land division approval and reviewed for compliance with the requirements of this section prior to approval of the land division by the Township Supervisor.

Glenn Preston motioned to grant Bill McCann the special use request to split 2.08 acres off the parent parcel for Linda and Michael Dorsch to build a house on. Motion supported by Rick Coon Motion carried.

Special Use Request Public Hearing for Robert Fenner at 596 South Fremont Road. Chairman Rodney Carpenter opened the Special Use Request Public Hearing for Robert Fenner at 596 South Fremont Road property code #120-030-300-005-00.

Opening Statement- Sherry Haylett Smith said she is representing Robert Fenner because he lives in Colorado and can't maintain the buildings, he would like to split off 2.5 acres with buildings from the 160 acre parent parcel. Chairman Rodney Carpenter asked if there were any questions from the public. John Shilling asked if the land was in PA116 and Sherry said the land wasn't in any programs. Closing

statement- Sherry Haylett Smith said Robert Fenner is requesting to split off 2.5 acres from the 160 acres.

Facts and Findings- Alganssee Township Zoning Ordinance- Section 4.03 Uses Permitted by Special Use Permit

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Glenn Preston motioned to grant Robert Fenner request to split off 2.5 acres from the 160 acres. Rick Coon supported the motion. Motion carried.

Chairman Rodney Carpenter asked if there was any other New Business, there wasn't any.

9. Public Comments- Supervisor Russ Jennings showed the Planning Commission the new GIS app. John Shilling spoke about supporting the jail proposal on the August 2nd Primary ballot.

10. Adjournment- The next regular meeting will be held on Monday, August 29, 2016 at the Alganssee Township Hall starting at 7:30 pm. Rick Coon made a motion to adjourn. Motion was supported by Pricilla Dodd. Motion carried. Meeting was adjourned at 8:20 pm. Suzanne Preston, Recording Secretary

Zoning Permit #805-Dave Gilbert need info (see Zoning Administrator Amos Barnett for more information)