

Alganssee Township Planning Commission

Master Plan Update Public Hearing November 2, 2016 Minutes

On Wednesday, November 2, 2016 at 7:00 pm Chairman Rodney Carpenter thanked everyone for coming and called the Master Plan Update Public Hearing of the Alganssee Township Planning Commission meeting to order at the Alganssee Township Hall, 378 South Ray-Quincy Road, Quincy, MI. All Planning Commission members were present: Chairman Rodney Carpenter, Vice Chairman Glenn Preston, member Rick Coon, Township Representative John Shilling and Secretary, Pricilla Dodd. Those visitors that signed in with their name legible were: Lena & Phil Donato, Mary & Earl Waterstraat, Sue & Jeff Mistor, Danny & Denise Bell, Gerald & Sandra Rogers, Barb Lloyd, Jeff Owczarzak, Doug Soards, Bill Martin, John & Lee Kasper, Joann Arendt, Bob Beckman and Carol Partridge.

Chairman Rodney Carpenter turned the public hearing over to the township's Planner Chris Khorey.

Township Planner Chris Khorey asked if anyone had any questions or comments.

Phil Donato at 810 Bennett Drive said his Mom is against rezoning the Elephant Walk.

Joann Arendt 783 Lakeshore Point said she is against rezoning of the Elephant Walk.

Lena Donato at 810 Bennett Drive said she is an Aunt to Chris Donato Jr and she is against any business at the Elephant Walk. It would be a hazard and ruin everyone's property values.

John Kasper at 786 Lakeshore Point said they like the no wake zone and asked if there had been any formal request to rezone the Elephant Walk.

Chairman Rodney Carpenter said there hasn't been any formal request.

Linda Belcher at 812 Bennett Drive said there is 53 acres at the Elephant Walk and 80% of it is wetlands.

Barb Lloyd at 245 Donnell Drive said there would be minimum lake frontage and the cost would be prohibitive.

Township Planner Chris Khorey said it isn't a prime development spot.

Earl Waterstraat at 804 Donnell Drive said they are against the development of Elephant Walk.

Bill Martin at 785 Lakeshore Point complimented the township boards on the Master Plan after reading through the Master Plan and finding out that the township respect the businesses in the township but doesn't want any more commercial businesses built just anywhere, but we have a place for them.

Denise Bell at 768 Bennett Drive said Elephant Walk is zoned residential and if there was a road put in off of Bennett Drive it would only be allowed with the Bennett Drive property owners' permission.

Linda Belcher at 812 Bennett Drive said the Timmons house at the Elephant Walk is up on high ground and there is a lot of wetland to go through to get to the lake. She is not in favor of rezoning the elephant Walk.

Township Planner Chris Khorey said basically nothing can happen without a public hearing for rezoning.

John Kasper at 786 Lakeshore Point asked what is the best form of communication. Would any rezoning requests be published in the paper?

Supervisor Russ Jennings said any rezoning request is published in the paper and a letter is sent to all property owners within 300 feet of the property that is requesting the rezoning. He said he made only 1 phone call and all of you showed up. So you must have good communications.

Sandra Rogers at 233 Donnell Drive said they are not in favor of rezoning at the Elephant Walk.

Rick Coon read the comments that were given on line.

Ms. Barb Lloyd said residential zoning doesn't allow for any commercial use.

Sue Mistor at 764 Bennett drive said they are against rezoning of the Elephant Walk.

Linda Belcher at 812 Bennett Drive had questions about the Master Plan on page 31 on the second or third paragraph.

Danny Bell at 768 Bennett Drive said they are against rezoning of the Elephant Walk.

Bob Beckman at 808 Bennett Drive wondered what is the difference between R-1 and R-2 zoning.

Pricilla Dodd suggested there should be addresses added to the public buildings mentioned in the master Plan update.

Chairman Rodney Carpenter asked if there were any more comments.

Supervisor Russ Jennings reported on the new marijuana law and it governs commercial growers. The care giver grower is still legal in a residential neighborhood. He said he has talked to the Branch County Sheriff, the Michigan Township Association and the Supervisor of Coldwater Township and they all say at this time there anything we can do about care giver growers in residential neighborhoods. Supervisor Russ Jennings said we need to let our State Representatives know that we are against it.

Chairman Rodney Carpenter said he hasn't heard from Chris Donato Jr in 2 months.

Lena Donato at 810 Bennett Drive wondered when she could read the minutes.

Supervisor Russ Jennings said they will be put on line after the Planning commission has approved them.

Chairman Rodney Carpenter asked if there were any more comments.

Township Planner Chris Khorey said he will make the changes and bring back to the next meeting the updated Master Plan at the next meeting on November 28, 2016.

Bob Beckman at 808 Bennett Drive wondered if any changes could be made to the Master Plan next month.

Township Planner Chris Khorey said it could be done.

Bob Beckman at 808 Bennett Drive wondered if anyone could make any rezoning changes to the Master Plan.

Glenn Preston said it would have to follow due process.

Chairman Rodney Carpenter asked if there were any other Planning Commission comments. Rick Coon said he has a copy of the Master Plan most recent changes.

Chairman Rodney Carpenter thanked everyone for coming tonight.

Rick Coon motioned to adjourn. Support by John Shilling. Meeting adjourned at 8:05pm.

Suzanne Preston, Recording Secretary