

## November 24, 2014 Algansee Planning Commission Minutes

**1. On Monday, November 24, 2014 at 7:30 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, Chairman Rodney Carpenter, Vice Chairman Pricilla Dodd, member Rick Coon, Township Representative John Shilling and Secretary Glenn Preston.

**2. Minutes-** Rick Coon motioned to approve October 27, 2014 Algansee Township Planning Commission meeting minutes with corrections under C. Public Hearing for a Special Use Request for a shared driveway under Chapter 14.09 Shared Driveways for Jeff and Susan Mistor, under Facts and Findings B. Minimum Easement Width. The minimum width of the easement for a shared driveway shall be 40 feet. It should read no, it doesn't meet the minimum width. Then in the same paragraph, Glenn Preston's motion to grant the special use request for shared driveway with 3 conditions- 1. Minimum finished surface width is 8 feet by 92 feet long and a 17 foot easement. 2. All 3 parties- Mistors, Boggias and Klerners must sign agreement drawn up by their attorneys for maintenance and use of the shared driveway. 3. All conditions subject to Judge Bill O'Grady's 5-6-14 judgment. Support by Pricilla Dodd. Motion carried.

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

**4. Old Business-** Have Wilkinson started to build yet? No.

Chairman Rodney Carpenter said he received Jeffrey and Susan Mistors required papers from their lawyer about the shared driveway maintenance agreement signed by the Klerners, Boggias and the Mistors. Susan Mistor signed the Planning Commission's Decision of Committee for a Special Use Permit in the R1 Lake Residential Zoning District.

**5. Report from Township Representative-** John Shilling said the Branch County Road Commission has ground up the asphalt on Lester Road and put back down as a gravel road.

**6. Report from Zoning Administrator-** Zoning Administrator Amos Barnett reported he didn't issue any permits in the month of November.

**7. Report from Zoning Board of Appeals-** Pricilla Dodd reported they didn't meet this month.

**8. New Business-**

**228 Donnell Drive-** The Coldwater Daily Reporter newspaper reported about the breaking and entering at 228 Donnell Drive, the uninhabited house that the owner is growing marijuana in. Zoning Administrator Amos Barnett said he has red tagged it. Supervisor Russ Jennings said the owner cannot have a commercial business in an R-1 zoning district in Algansee Township and if the township board approves he will take it to the township attorney on how to proceed to get it out of the township.

**Public Hearing Special Use Request from Christopher C. Donato Jr., 35022 Lauren Lane, Richmond, Michigan, to build a pole barn at/behind his property at 250 Donnell Drive- property code # 120-007-400-005-03.**

**Opening Statement-** Chris Donato would like to build a pole barn on his property at 250 Donnell Drive, Coldwater, Michigan.

Chairman Rodney Carpenter asked if there were any questions from the public. What size is the proposed barn? It will be 50 feet wide by 80 feet long by 30 feet height. Doesn't it state in the ordinance that an accessory building can't be larger than the house. Zoning Administrator Amos Barnett explained that is the way it is in the R-1 zoning district, but it is possible in the R-2 zoning district with a special use permit. Is the property land locked? Chairman Rodney Carpenter explained that Chris Donato has 14 foot of access on his property at 250 Donnell Drive. Will anyone be driving 4 wheelers on this property? Chris Donato said only his own kids. Will there be a time limit to remove the old barn and will it be disposed of properly? Chris Donato said he would like to get it done soon and it would be disposed of properly. Chairman Rodney Carpenter asked if this could all be done in a year. Chris Donato said he hoped he could have it done in a year. Chairman Rodney Carpenter said he received 3 phone calls from neighbors that didn't receive their letters about this special use public hearing, and that happens when the letters go to the mortgage companies. Joe Twining, Dave Oldham and Bill Sackett are not for the construction. Dave Weber is for the construction and is concerned about the potholes. Gary and Marianne Frailey wrote a letter stating they do not support the construction of the barn. Jeffrey & Susan Mistor, Steve & Katie Boggia, Ron & Gloria Boggia and Bill and Barb Lloyd wrote a letter against the construction of the pole barn. There was a discussion about putting a deposit down to the township, a percentage of the total cost of the project to be refunded after all conditions of the special use request are met.

Glenn Preston motioned to table this special use request from Christopher C. Donato Jr., 35022 Lauren Lane, Richmond, Michigan, to build a pole barn at/behind his property at 250 Donnell Drive- property code # 120-007-400-005-03 until the next Planning Commission meeting on Monday, January 26, 2015 so Chris Donato can present a time line on when he will have his proposed project is completed.

**9. Public Comment-** none

**10. Adjournment-** Rick Coon motioned to adjourn. Support by John Shilling. Motion carried. The Planning Commission doesn't meet in the month of December so the next meeting date will be Monday, January 26, 2015 at the Algansee Township Hall starting at 7:30pm. Meeting was adjourned at 8:45pm.

Glenn Preston, Secretary