

**November 3, 2003**

On **Monday, November 3, 2003, at 7:03p.m. the Alganssee Township** Board held its regular meeting at the Alganssee township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All Board members were present Supervisor Erica Ewers, Treasurer Bonita Shilling, Trustee Russell Strong, Trustee Bill Avra and Clerk Suzanne Preston arrived at 7:45p.m.. Visitors present were Margaret Strong, Dallas and Beverly Snyder, Ron Ewers, Rodney Carpenter, Mike Nowicki, Kevin Stempien, Ed Michel, Warren Cannon and Mickey Rubley.

**Pledge-** Supervisor Ewers led us in the pledge to the American flag. Bonita Shilling acted as recording secretary until clerk arrived.

**Agenda-** Bonita Shilling asked to have August, September, October and November Treasurer's reports removed from the agenda because her computer quit on her and the repairman would be there tomorrow and to have the reports tabled until next month. Russell Strong motioned to accept the Treasurer's report with the deletion. Bill Avra supported the motion. Motion carried.

**Public Comment-** there wasn't any.

**Minutes-** Russell Strong motioned to accept the October 6, 2003 Alganssee Township Board minutes. Bill Avra supported the motion. Motion carried.

**Treasurer's report-** Treasurer Bonita Shilling reported that the specials are effective as of 9-30-03. There will be a memo with the tax bills.

**COMMITTEE REPORTS- Quincy Fire Association-** Supervisor Ewers reported that the Fire Association has almost raised enough money to purchase the ice rescue equipment.

**Planning and Zoning Board-** Supervisor Ewers reported they are looking at a fee schedule for all the different zoning permits.

**Zoning Board of Appeals-** they didn't meet this last month.

**Supervisor's Meeting-** Supervisor Ewers reported that our state Representative Bruce Caswell and our State Senator Cameron Brown would attend the November 17<sup>th</sup> Supervisor's meeting and Evelyn David from the Michigan Township Association will be speaking at the December 15<sup>th</sup> meeting.

**Building Committee-** they haven't met.

**OLD BUSINESS- Zoning Administrator-** the board discussed the interview and qualifications of the applicants for the Zoning Administrators job. Bonita Shilling motioned that we hire Harold Farris for the job of Zoning Administrator. Bill Avra supported the motion. Motion carried. Erica Ewers motioned that reimbursement of mileage start from the Alganssee Township Hall. Bonita Shilling motioned that we need an answering machine or voice mail at the Alganssee Township Hall and we need to look into the cost effectiveness between the two. Bill Avra supported the motion. Motion carried. Bonita Shilling motioned that the new administrator will start on December 1, 2003. Russell Strong supported the motion. Motion carried. Clerk arrived to record meeting.

**Proposed Zoning Ordinance-** Steve Gunnels from McKenna Associates, who is the Alganssee Township's Planner, is helping us redo the Zoning Ordinance, answered questions from the board. 1.) Orchard Beach Farm families wrote a letter of concern about the number of animal units on their farm. 2.) Letter from the Amish asking that they be exempt from the Alganssee Township Zoning Ordinance. 3.) Southern Michigan Planning Council letter for the Branch County Planning Commission had a few questions about our proposed new ordinance. The Alganssee Planning and Zoning Commission had already addressed the SMPC letter and have a few recommended changes to make to the proposed new Alganssee Township Zoning Ordinance. Steve Gunnels said he would make the recommended changes as directed. Supervisor Ewers asked if there were any more comments on the proposed Alganssee Township Zoning Ordinance. There wasn't any. Bonita Shilling motioned to accept the new Alganssee Township Zoning Ordinance with the proposed changes to take effect as of December 1, 2003. Russell Strong supported the motion. Roll call vote- Bonita Shilling- yes, Russell Strong- yes, Bill Avra- yes, Suzanne Preston- yes and Erica Ewers- yes. Motion carried. Suzanne Preston motioned to have 100 copies of the new Alganssee Township Zoning Ordinance. Bonita Shilling supported the motion. Motion carried.

**Branch County Sheriff's Report-** Sheriff Warren Cannon was there to update us on the Branch County Sheriff's Department and to answer any questions that anyone might have.

**Forms and Fees-** the Alganssee Township Planning and Zoning Commission suggested that the applicant for a zoning permit must be the owner of the property and also there must be some kind of trespass provision so the Alganssee Township Zoning Administrator can check on the project. Suzanne Preston motioned to accept the suggestions from the Alganssee Township Planning and Zoning

Commission. Bill Avra supported the motion. Motion carried. Board had discussion what the proposed fees should be. Bill Avra motioned to have the fees as follows: **Residential Zoning Permit- \$25.00**, it will be \$100.00 if project has already started.

**Agriculture Zoning Permit- \$25.00**, it will be \$100.00 if project has already started.

**Commercial Zoning Permit-\$100.00**

**Industrial Zoning Permit- \$200.00**

**Subdivision Zoning Permit- \$250.00**

**Camper Zoning Permit- \$10.00**

**Special Use Zoning Permit- \$120.00** includes a 2 x 2 advertisement and is at a regular Planning and Zoning meeting, if the Township's Planner is involved there will be additional costs, if a special date is requested for the meeting than the cost will be \$500.00. The cost will be quadrupled if construction has already started before permit was issued.

**Rezoning Hearing- \$120.00**, if special date is requested- \$500.00, the cost will be quadrupled if construction has already started before permit was issued.

**Zoning Board of Appeals- \$250.00-** the cost will be quadrupled if construction has already started before permit was issued.

**Land Split Fee- \$25.00**

**Zoning Certificate- \$100.00**

Bonita Shilling supported the motion. Motion carried. Bill Avra motion that the new fee prices will take effect on December 1, 2003.

Russell Strong supported the motion. Motion carried. Bonita Shilling motioned to have a Algansee Township news letter explaining the Zoning Ordinance and fees go in with the tax bills at the end of this month. Bill Avra supported the motion. Motion carried.

**Ordinance Violations Zoning & Junk- Davis, Tom, Ely, and Paradine-** no change. **Gaskill-** junk violation- has gotten an extension until February. **Dickman-** her attorney didn't file something right so we had to refile with Judge Cherry.

**Auction-** Community House sold for \$10,676.80 after expenses Bickford Drive property closing is on the 14<sup>th</sup>.

**Revenue Sharing-** Supervisor Ewers reported that the state revenue sharing has been reduced and when we made our budget we had predicted less revenue sharing, so we are still within budget.

**Branch County Road Commission Tour-** no one from the Township Board attended.

**Any Other Old Business-** none.

**NEW BUSINESS- Planning and Zoning Commission Minutes-** Russell Strong motioned to accept the October 27, 2003 Planning and Zoning Commission minutes. Erica Ewers supported the motion. Motion carried. Bill Avra motioned to grant Albert and Susan Scott a temporary dwelling permit. Suzanne Preston supported the motion. Motion carried.

**Verizon Telecommunication request-** is requesting a right of way permit. Bill Avra motioned to grant Verizon the right of way permit. Bonita Shilling supported the motion. Motion carried.

**Hillsdale County Conservation District and the Hog Creek Watershed-** sent a letter requesting our township to apply for a steering committee to help with zoning in the township. We agreed it is too late because we have just adopted out new ordinance.

**SPECIAL REPORTS- Zoning Administrator's Report-** Ed Michel reported he issued 5 permits last month.

**Branch County Commissioner's Report-** Mickey Rubley updated us on what the commissioners are doing.

**Library Report-** \$1,000.00 in walnuts were collected and the money goes toward new books

**Assessor's Report-** Supervisor Ewers reported that property sales have decreased.

**Payment of Bills-** bills were presented in the amount of \$7,396.57. Russell Strong motioned to pay the bills in the amount of \$7,396.57. Bill Avra supported the motion. Motion carried.

**Public Comment-** none

**Announcements-** Supervisor Ewers reported that the next Algansee Township Board meeting will be December 1, 2003 at 8:00p.m.

**Adjourn-** Bill Avra motioned to adjourn. Russell Strong supported the motion. Motion carried. Adjourned at 9:50p.m.  
Suzanne Preston, Clerk