

October 19, 2004 Planning and Zoning Commission Minutes

On Tuesday October 19, 2004, the Algansee Planning and Zoning Commission met at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan for a Special Use Request Public Hearing. All members were present Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative from the Township Board Russell Strong and Secretary Glenn Preston. Chairman Dave Gilbert called Special Use Request Public Hearing to order at 8:00pm.

Minutes- Pricilla Dodd motioned to accept the October 18, 2004 Planning and Zoning Commission minutes as submitted. Rodney Carpenter supported the motion. Motion carried.

Special Use Request Public Hearing for Amos Barnett, 1096 E. Chicago Road, Quincy, Michigan for the property on Hall Road, Quincy, Michigan, property code # 120-016-300-005-00. He is requesting a special use permit for a dog kennel. Chairman Dave Gilbert explained the procedure for the public hearing.

Opening Statement- Amos Barnett said in his opening statement that in the Algansee Zoning Book it says if you have more than 3 dogs you need a special use permit for a dog kennel, and he has more than 3 dogs, he likes to have his dogs on cement walk with wire runs.

Public Comment- none

Questions from the Board- Rodney wondered about an address? There isn't one at this time. Do they bite? He won't have any dogs that bite. Will there be any dogs besides his own dogs? No, he doesn't board dogs for anyone, they are his own dogs.

Closing Statement- Amos Barnett said he doesn't have one.

Deliberation from Planning and Zoning Commission- Facts and Findings-

1. In the Ag. District
2. He owns the property.
3. Permitted use under Section 4.03 F- kennels.
4. Meets development criteria for Special Use Permit.

Glenn Preston motioned to grant Special Use Request with the following conditions-

1. No more than 10 dogs over 6 months of age at anyone time.
2. Totally enclosed kennel with a 6 foot chain link fence.
3. With a perimeter fence.

Pricilla Dodd supported the motion. Motion carried.

Adjourn- Russell Strong motioned to adjourn. Rodney Carpenter supported the motion. Motion carried.

Glenn Preston, Secretary