

September 29, 2014 Algansee Planning Commission Minutes

1. On Monday, September 29, 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. Agenda- Glenn Preston motioned to amend the agenda to have 2. Minutes read for approval after 7. ZBA Report. Support by Rick Conn. Motion carried.

3. Old Business- Nothing new to report on the Wilkinson property. Grove Road violation- letter sent.

4. Report from Township Representative- John Shilling reported he didn't have anything to report.

5. Report from Zoning Administrator- Zoning Administrator Amos Barnett reported he has issued 7 permits in the month of September.

6. Report from Zoning Board of Appeals- Pricilla Dodd reported they didn't meet.

7. Minutes- Secretary Glenn Preston read the minutes of last month's meeting. John Shilling motioned to approve the last Algansee Township Planning Commission meeting minutes, August 25, 2014. Support by Pricilla Dodd. Motion carried.

8. New Business- 1. Public Hearing for a Special Use Request for a shared driveway and land for a non-public school in the Algansee Zoning Ordinance under Chapter 4.03L.3.f. Single Family dwellings and/or non-public schools on less than 40 acres provided the following conditions are satisfied: for Henry Eicher, 588 Colvin Road, Reading Michigan, property code # 120-029-400-020-02, shared driveway desc. as com. at NE corner of N½ of S½ of SE¼ of SE ¼ th W 467 ft. th N 100 ft. th E 20 ft. th S140 ft. th E 487 ft. to POB.

Opening statement- Henry Eicher said the students need a school and he is willing to put the school house on his property with a shared driveway

Bob Beckman, 808 Bennett Drive, asked if public schools need to comply with local zoning. Algansee Township Planner Chris Khorey said public schools are exempt from local zoning because they are governed by the state.

Mick Belcher, 812 Bennett Drive, asked if the township planner has had similar situations. Yes.

Linda Belcher, 812 Bennett Drive, read a letter from Tom Morgan in support of the special use request. Chairman Rodney Carpenter asked that all correspondence about a public hearing be submitted to the Planning Commission before the meeting.

Dennis Higbee, 832 McNitt Road, asked if there was a permit issued to move the school house to the present location? Supervisor Russ Jennings said no, the school house, outhouse and wood shed meet the setbacks now.

Closing statement Henry Eicher said the students need a school and he is willing to put the school house on his property with a shared driveway.

Planning Commission discussion- Secretary Glenn Preston read the letter from Quincy Fire Chief Kurt Barve stating the driveway at 588 Colvin Road was adequate for any fire apparatus to use in case there was an emergency. The Planning Commission discussed shared driveways. John Shilling motioned to allow the shared driveway for a school house and Henry Eicher, 588 Colvin Road, Reading Michigan, property code # 120-029-400-005-98, shared driveway desc. as com. at NE corner of N½ of S½ of SE¼

of SE ¼ th W 467 ft. th N 100 ft. th E 20 ft. th S140 ft. th E 487 ft. to POB. Support by Rick Coon. Motion carried.

John Shilling motioned to allow the land split variance of 4.01 acres from the 21.99 acres. South side setbacks are 17 feet from the existing buildings and any future buildings would need a 20 foot setback. Glenn Preston supported the motion. Motion carried.

2. Public Hearing for a Special Use Request under Chapter 4.03L Single Family dwellings and/or non-public schools on less than 40 acres provided the following conditions are satisfied: for Samuel Girod, 582 Colvin Road, Reading Michigan, property code # 120-029-400-005-97.

Opening statement- Samuel Girod said he would like to split 2 more parcels off of his 35 acres, to have an 11.99 acre parcel of woods to combine with his son Jake's 4.99 acre parcel and then split off 13.1 acres then leaving 9.78 acres left of the parent parcel. Board discussed the land split proposals. Rick Coon motioned to allow the land splits- the 11.99 acre parcel of woods needs to be attached to son Jake's 4.99 acres, then off split a 13.1 acre parcel leaving 9.78 acres of the original parent parcel. Samuel Girod signed an affidavit stating he doesn't have any other land splits available. Motion supported by John Shilling. Motion carried.

3. Public Hearing for a Special Use Request under Chapter 4.03L Single Family dwellings and/or non-public schools on less than 40 acres provided the following conditions are satisfied: for Jacob Schwartz- 912 Warren Road property code # 120-021-300-010-98.

Opening statement- Jacob Schwartz said he would like to split off 3.2 acres to give boys land. Board discussed the requested land split to be in the north east corner of Jacob's property 200 feet of road frontage and 697 feet long. John Shilling motioned to allow the land split of 3.2 acres and Jacob Schwartz signed an affidavit stating he wouldn't have any other land splits available. Support by Rick Coon. Motion carried.

Any Other New Business- Nick Sours- 756 E. Channel Drive wondered if he had any other land splits available. Chairman Rodney Carpenter told him he did not. Chairman Rodney Carpenter asked about the house off of Crockett Drive that replaced the old foundation then put the house back on lived in it this summer and now has taken the house off the foundation stating it isn't fit to live in. Zoning Administrator Amos Barnett said he would put a stop work order on the property. Zoning Administrator Amos Barnett said he issued a permit to the people on Lakeshore Point; it meets the 7 foot setback and the 20 foot setback from the road. There wasn't any other new business.

9. Public Comment-none.

10. Adjournment- Rick Coon motioned to adjourn. Support by Pricilla Dodd. Motion carried. Next meeting date will be Monday, October 27, 2014 at the Algansee Township Hall starting at 7:30pm. Meeting was adjourned at 9:10pm.

Glenn Preston, Secretary