

Alganssee Township Planning Commission Minutes July 31, 2017

1. On Monday, July 31, 2017 at 7:30 pm Chairman Rodney Carpenter called the regular meeting of the Alganssee Township Planning Commission to order at the Alganssee Township Hall, 378 South Ray-Quincy Rd., Quincy, MI. Members present: Chairman Rodney Carpenter, Vice Chairman Rick Coon, Secretary Pricilla Dodd Township Representative John Shilling and Glenn Preston. Visitors: Greg Parker and Susie Shilling.

2. Minutes- Rick Coon moved to accept the June 26, 2017 minutes. Motion supported by John Shilling. Motion carried

3. Agenda- Glenn Preston moved to accept the agenda; supported by Pricilla Dodd. Motion carried.

4. Old Business- John Shilling asked if there were any problems with the new Amish school house he is building on his property because the other Amish school house isn't safe anymore. According to the Alganssee Zoning Ordinance 4.3 a school and dwelling can't be located on the same lot. Rick Coon said everyone must comply with the Zoning Ordinance. Amos Schwartz at 886 Warren Rd., Parcel Code 020-400-005-01 received Zoning Permit 865 issued on June 7, 2017 for a 20 x 32 shop/barn; it was issued because there was a trailer for a dwelling on the lot. Now there are curtains in the windows and they are living in the shop/barn, so now they are in zoning violation. Zoning Administrator Matt Ashenfelter will go tell him he is in violation of the Alganssee Township Zoning Ordinance and to ask him what his intention are for complying with the Alganssee Township Zoning Ordinance. Pricilla Dodd motioned to adjust the zoning permit after Zoning Administrator Matt Ashenfelter visits with Amos Schwartz. Support by Rick Coon. Motion carried.

Any Other Old Business- there wasn't any.

5. Report from Township Representative-John Shilling reported that there wasn't anything new to report.

6. Report from Zoning Administrator- Matt Ashenfelter reported that he has issued 8 zoning permits this month, plus the 3 that were issued after last month's meeting.

1. Zoning Permit 870 to Robert Smith at 184 Crockett Drive, parcel code 120-005-100-165-00, type R-1, for a 5 x 12 front porch(roadside), date issued 6-27-2017, fee \$40.

2. Zoning Permit 871 to John Shilling at 373 S. Ray Quincy Rd., parcel code 120-100-010-01 for a 12 x 30 fertilizer shed, type Ag, date issued 6-28-2017, fee \$40.

3. Zoning Permit 872 to John Shilling at 1091 Campbell Rd., parcel code 120-022-200-005-00 for a 26 x 40 Amish school, type Ag, date issued 6-28-2017, fee exempt.

4. Zoning Permit 873 to Ronald and Marian Smith at 416 Potter Rd., Parcel code 120-023-200-015-00, type Ag, for a 34 x 72 pole barn, date issued 6-30-2017, fee \$40.

5. Zoning Permit 874 to Ronald Luntz at 736 E. Central Rd., parcel code 120-007-300-200-04, type Ag, date issued 7-6-2017 for a 10 x 16 shed, date issued 7-6-2017, fee \$40.

6. Zoning Permit 875 to Joseph Girod at 677 Hamman Rd., parcel code 120-033-200-005-08, type Ag for an 8 x 32 front porch, date issued 7-11-2017, fee \$40.

7. Zoning Permit 876 to Henry Schwartz at 539 Hamman Rd., parcel code 120-028-200-010-01, type Ag, for a 8 x 20 rear porch and a 8 x 32 front porch, date issued 7-11-2017, fee \$40.
8. Zoning Permit 877 to Darrell Benfield at 257 S. Briggs Rd., parcel code 120-011-400-015-01, type Ag, for a 10 x 20 shed, date issued 7-12-2017, fee \$40.
9. Zoning Permit 878 to James Runkle at 827 Teal Dr., parcel code 120-M10-000-008-00, type R-1, for a 8 x 12 shed, date issued 7-17-2017, fee \$40.
10. Zoning Permit 879 to Anthony and Brittany Smith at 789 Fisher Rd., parcel code 120-005-100-060-04, type R-2, for a 2,433 sq. ft. new house, date issued 7-18-2017, fee. \$40. hand delivered violation letter on July 5, 2017. He sent Robert Miller Trust (land contract lien holder) a violation letter on July 5, 2017. Robert Miller called to voice concerns about land contract default.
11. Zoning Permit 880 issued to Dan Schwartz at 934 Schwartz Ln., parcel code 120-021-300-015-02, type Ag, a 24 x 40 addition and a 26 x 26 wood shed, date issued 7-24-2017, fee \$40.

Land split application in process to Joel Schwartz at 778 Warren Rd., parcel code 120-020-400-005-98, type Ag., no special use required.

Land split application in process to William and Judy Jones at 776 Hall Rd., 40 acres 36/4 split, parcel code 120-018-200-010-00, type Ag., special use permit required (under review).

Violation follow up Gerl Pish at 1288 Fisher Rd., 120-001-400-025-01 type Ag., Violation letters; 1st Pish letter sent 6-12-2017, 2nd Pish letter hand delivered on July 5, 2017. He sent Robert Miller Trust (land contract lien holder) letter on July 5, 2017. Robert Miller called on July 10, 2017 to voice concerns about land contract default.

Algansee Township Monthly Zoning Reports are now being forwarded to the Branch County Building Dept. (January 1, 2017 forward)

7. Report from Zoning Board of Appeals- Rick Coon reported that they did not meet.

8. New Business: Joseph Girod at 671 S. Ray Quincy Rd., he lives across the road from David Dryer, the Branch County Building Inspector is taking him to court tomorrow August 1, 2017 at 10:00am, because he didn't pull a building permit he went ahead and built the house anyway. When will Joseph Girod finish the addition? He has until next month or he will be in violation of the Algansee Township Zoning Ordinance.

9. Public Comments: Algansee Township Supervisor Russ Jennings gave a Quincy Fire Department update. He said all 4 entities need to have language for the Quincy Fire Department millage to the County Clerk by August 15, 2017 for the November 7, 2017 special election.

Rick Coon moved to adjourn; supported by Glenn Preston. Motion carried. Next meeting date will be Monday, August 28, 2017, at the Algansee Township Hall starting at 7:30 pm. Meeting was adjourned at 8:55 pm.