

August 28, 2017 Alganssee Township Planning Commission Minutes

1. Monday, August 28, 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. He thanked everyone for coming. Members present: Chairman Rodney Carpenter, Vice Chairman Rick Coon, Secretary Pricilla Dodd Township Representative John Shilling and Glenn Preston.

2. Minutes- Rick Coon moved to accept the July 31, 2017 minutes. Support by John Shilling. Motion carried.

3. Agenda- Glenn Preston moved to accept agenda with addition of McKenna under new business. Motion supported by John Shilling. Motion carried.

4. Old Business- Rick Coon wondered about the status at the Gerl Pish place at 1288 Fisher Road parcel code # 120-001-400-025-01. Supervisor Russ Jennings said he would report on that in Zoning Administrator Matt Ashenfelter report later in the meeting.

Jean Toth asked where the Amish school is located that was mentioned in July 31, 2017 Planning Commission minutes. It is located at 1091 Campbell Road.

Any Other Old Business- there wasn't any other old business.

5. Report from Township Representative-John Shilling reported there have been inquiries about land for sale in the township for small scale solar fields of 5 to 10 acres. John also reported the Higbee family came to the township board last month requesting to close the end of McNitt Road by Colvin Road. Alganssee Township Supervisor Russ Jennings said he called the Quincy Fire Chief about closing the east end of McNitt Road and hasn't heard back from him. Glenn Preston motioned to recommend to the Alganssee Township Board not to close McNitt Road. Pricilla Dodd supported the motion. Motion carried.

6. Report from Zoning Administrator- in the absence of Zoning Administrator Matt Ashenfelter Supervisor Russ Jennings gave the Zoning Administrator's report that he had issued 8 zoning permits for the month of August, plus the 4 that were issued after last month's meeting.

1. Zoning Permit #881 property owner Billie Avra at 1112 Fisher Road, parcel code #120-002-300-030-00, type AG, to build a 18 x 27 barn, date issued 8-1-2017, fee paid \$40.

2. Zoning Permit #882 property owner Billie Avra at 1130 Fisher Road, parcel code #120-002-300-035-01, type Ag to build a 20 x 24 pole building date issued 8-1-2017, and fee paid \$40.

3. Zoning Permit #883 property owner Samuel Girod at 671 S. Ray Quincy Road, parcel code #120-034-300-010-98, type Ag, to build a x 28 wash building and a 12 x 20 chicken coop, date issued 8-1-2017, fee paid \$40.

4. Permit #884 issued to property owner Dan Wengred at 1098 Campbell Road, parcel code #120-015-400-010-01, type Ag, to build a 16 x 44 addition to existing barn, date issued 8-9-2017, fee paid \$40.

5. Zoning Permit #885 property owner Martin Schmucker at 1029 Grove Road, parcel code #120-027-300-010-00, type Ag, to build a 28 x 32 barn and a 18 x 24 barn, date issued 8-11-2017, fee paid \$40.

6. Zoning Permit #886 property owner Amos Schwartz at 886 Warren Road, parcel code #120-020-400-005-01, type Ag, build 24 x 24 two story house with 12 x 24 lean to and 24 x 28 one story barn, issued 8-15-2017, fee paid \$40.

7. Zoning Permit #887 property owner Nick Michael at 862 Hall Road, parcel code #120-017-200-025-01, type Ag, to build a 12 x 26 house addition and an 8 x 16 front porch, date issued 8-15-2017, fee paid \$40.

8. Zoning Permit 888 property owner Reuben Eicher at 821 Lester Road, parcel code # 120-032-100-015-01, type Ag, to build a 24 x 40 barn, date issued 8-23-2017, and fee paid \$40.

9. Zoning Permit 889 property owner Henry Rockey- 754 E Channel Dr, parcel code #120-M40-000-009-00, type R 1, to build an 18 dia above ground pool with a 12 x 15 raised deck, date issued 8-29-2017, fee paid \$40.

10. Zoning Permit 896 issued to property owner Jeff and Sundae Artz at 157 Lakeshore Drive parcel code #120-L10-000-025-00, type R 1, to build an open deck on channel side, date issued 8-29-2017, fee paid \$40.

11. Permit 897 issued to property owner Jason Jarrell at 201 South Ray Quincy Road, parcel code #120-010-100-020-00, type Ag, to build a 24 x 27 pole barn date issued 8-29-2017, fee paid \$40.

12. Zoning Permit 898 property owner Joseph Girod at 655 S. Ray Quincy Rd, parcel code #120-034-300-010-01, type Ag, renew zoning permit #0824 build 10 x 40 breezeway addition, date issued 8-29-2017, fee pd \$40.

Requesting Special Use Permit to Donald and Imorean Rubley at 491 South Fremont Road parcel code #120-019-400-005-00, type Ag, special use applications delivered, in process for September 25 hearing.

Requesting Special Use Permit to Joseph Schmucker, Martin & Effie Schmucker and Noah & Laura Girod at 416 Potter Road, 80 acres, parcel code #120-023-200-015-00, type Ag, special use applications delivered, under review by property owners.

Land Split Request- William & Judy Jones at 776 Hall Road, parcel code #120-018-200-010-00, type Ag, approved and completed.

Land Split Request- Donald & Imorean Rubley at 491 South Fremont Road, parcel code #120-019-400-005-00, type Ag, 80 acre parcel requesting 2.4/76 acre splits (in process for September hearing).

Land Split Request- Ronald & Marian Smith at 416 Potter Road, parcel #120-023-200-015-00, type Ag, and property sold on land contract recorded 7-15-2017 to Joseph Schmucker, Martin & Effie Schmucker and Noah & Laura Schmucker- under review, requesting 80 acres to be split 15, 20 & 45 acres.

Zoning Violation- Amos Schwartz at 886 Warren Road, parcel code #120-020-400-005-01, type Ag, site visit 8-15-2017 property owner is now in compliance they said they are not living in the barn/shop, zoning permit #886 issued for new house and barn on 8-15-2017.

Zoning Violation- Gerl Pish at 1288 Fisher Road, 120-001-400-025-01, type Ag, Violation letters sent 6-12-2017, 7-5-2017, final notice 8-8-2017 sent Mr. Pish and Robert Miller Trust (land contract lien holder). No response as of this date.

Alganssee Township Monthly Zoning Reports are being forwarded to the Branch County Building Dept.

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

8. New Business: Special Use Request for Rebecca Sczepanski, daughter of Bill & Judy Jones at 776 Hall Road for a land split of the 40 acres to a 4 acre split and a 36 acre split. Jim Reed attorney and representative for Rebecca Sczepanski said Bob Carr was the surveyor who surveyed the farm. Jim Reed said Rebecca is requesting the 36 acre/4 acre split. The Trine brothers rent the 36 acres for farming and feel it is a fair land split. Judy Wendorf neighbor takes care of the place for Bill and Judy and feels it is a reasonable land split. Closing statement- Jim Reed urged the Planning Commission to approve the land split request. Rick Coon read in the Alganssee Township Zoning Ordinance Ch. 18 Standard for Approval of Special Use Permit- application complete, site drawings complete, meets minimum size, setbacks and appears everything is in order. Rick Coon motioned to approve the special use request of Rebecca Sczepanski. Support by Pricilla Dodd. Motion carried.

The Trine brothers asked what is being done about the Amish buggies and the roads. Supervisor Russ Jennings reported we have tried to work with our state representative and state senator and as far as he knows Senator Shirkey doesn't have any future plans to work with the Amish and the care of the roads.

Jean Toth asked why part of Lester Road is gravel. Supervisor Russ Jennings said it is because the Branch County Road Commission said it was too expensive to maintain as a paved road.

McKenna Sample wording for Solar Panel amendment- Supervisor Russ Jennings handed out to the Planning Commission a sample wording amendment for a township solar panel amendment. He asked the Planning Commission to review it for next month.

Any other new business- there wasn't any other new business.

9. Public Comment- Alganssee Township Supervisor Russ Jennings said there will be a millage request for the Quincy Fire Department on November 7, 2017 as a special election.

Glenn Preston invited everyone to come to the Preston Family's Ice Cream Social and farm tour this coming Saturday, September 2nd from 1:00 to 4:00pm.

Rick Coon moved to adjourn; supported by Glenn Preston. Motion carried. Next meeting date will be Monday, September 25, 2017, at the Alganssee Township Hall starting at 7:30 pm. Meeting was adjourned at 8:45 pm. Suzanne Preston, Recording Secretary