

September 25, 2017 Alganssee Township Planning Commission Minutes

- 1. Monday, September 25, 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 tonight. All members were present: Chairman Rodney Carpenter, Vice Chairman Rick Coon, Secretary Pricilla Dodd, Township Representative John Shilling and Glenn Preston.
- 2. Minutes-** Glenn Preston motioned to accept August 28, 2017 minutes. Support by Rick Coon. Motion carried.
- 3. Agenda-** Rick Coon moved to accept agenda. Motion supported by John Shilling. Motion carried.
- 4. Old Business-** Pricilla Dodd would like to correct the July 31, 2017 Planning Commission minutes under Zoning Administrator's Report, zoning permit #879 remove the second sentence. Pricilla Dodd motioned to correct the July 31, 2017 Planning Commission minutes under Zoning Administrator's Report- zoning permit #879 remove second sentence. Support by Glenn Preston. Motion carried.
Solar panels- Chairman Rodney Carpenter said the Planning Commission will table this until the October Planning commission meeting.
- 5. Report from Township Representative-** John Shilling reported there wasn't anything new to report.
- 6. Report from Zoning Administrator-** Zoning Administrator Matt Ashenfelter reported he issued 9 zoning permits for the month of September.

Zoning Permit 890 property owner Paul Shilling at 969 Hall, parcel code #120-016-400-015-00, type Ag, structure 20 x 80 lean to on existing barn, date issued 9-1-2017, fee paid \$40.00.

Zoning Permit 891 property owner James Neuenschwander at 789 Lester Rd parcel code #120-031-200-005-00, type Ag, to build an 80 x 200 equipment storage building, date issued 9-6-2017 fee paid \$40.00.

Zoning Permit 892 property owner John Krasula at 264 Donnell Dr, parcel code 120-K10-000-005-99, type R1, structure 18 x 30 addition to an existing pole barn, date issued 9-8-2017 fee paid \$40.00.

Zoning Permit 893 property owner Kerry Ackerman at 148 Sandy Beach Ct., parcel code 120-L40-000-008-00, type R1, structure 10 x 16 shed, date issued 9-15-2017, fee paid \$40.00.

Zoning Permit 894 property owner Enos Schwartz at Warren Rd property code 120-020-400-005-02, type Ag structure 12 x 14 addition to existing house w/ 2nd story roof tie in, date issued 9-15-2017 fee \$40.00.

Zoning Permit 895 property owner Reuben Girod at 631 Hamman Rd., parcel code 120-033-200-005-10, type Ag, structure 40 x 42 two story house, date issued 9-20-2017, fee \$40.00.

Zoning Permit 899 property owner John Girod at 611 Hamman Rd., parcel code 120-033-200-005-95, type Ag, structure 14 x 16 barn, date issued 9-20-2017, fee \$40.00.

Zoning Permit 900 property owner Art Michaelis at 143 Lake Shore Dr., parcel code 120-L10-000-032-00, type Ag, 16 x 24 wood deck (lakefront), date issued 9-21-2017, fee \$40.00.

Zoning Permit 901 property owner Sam Schwartz at 556 S. Ray Quincy Rd., parcel code 120-027-100-010-00, type , 14 x 40 lean to addition to existing barn, date issued 9-27-2017, fee \$40.00.

Special Use Permit- Donald & Imorean Rubley at 491 S Fremont Rd., parcel code 120-019-400-005-, type Ag, approved split, date issued 9-25-, fee \$120.00.

Special Use Permit- Schmucker, Schmucker & Girod at 416 Potter Rd., parcel code 120-023-200-015-00, type Ag, approved 9-25-2017, fee \$120.00.

Land Split- Rubley Donald & Imorean, 491 S Fremont Rd., parcel code 120-019-400-005-00, type Ag, 80 acre parcel requesting 2.4 acre and 76.6 acre splits.

Land Split- Smith Ronald & Marian, 416 Potter Rd., parcel code 120-023-200-015-00, type Ag property sold on land contract recorded 7-15-2017 to Joseph Schmucker, Martin & Effie Schmucker, Noah & Laura Girod, requesting 2 splits 15 acre, 20 acre and the remaining 45 acre parent parcel.

Zoning Violation- Gerl Pish at 1288 Fisher Road, parcel code 120-001-400-025-01, type Ag, phone contact made on 9-25-2017 advised Mr. Pish to come to today's meeting and address Planning commission with his plan for violation resolution. 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.

Zoning Violation- Michael Taylor at 777 Lake Shore Dr., parcel code 120-L10-000-009-00, type R1, violation notice sent 10-2-17 to property owner for setback violation on lakeside shed.

Alganssee Twp. Zoning Reports are scanned and forwarded twice monthly 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: Land Split Special Use Request Public Hearing for Donald & Imorean Rubley at 491 S Fremont Rd parcel code 120-019-400-005-00. Chairman Rodney Carpenter asked for an opening statement from Donald & Imorean Rubley, they said they are requesting to split off 77.6 acres to Teresa and Terry Franks from their 80 acres leaving them 2.4 acres. Chairman Rodney Carpenter asked if there were any questions from the public. There weren't any. Rick Coon read in the Alganssee Township Zoning Ordinance Chapter 4.03L. He said they meet the requirements. Rick Coon read in the Alganssee Township Zoning Ordinance Chapter 18 Standard for Approval of Special Use Permit. He said everything looked complete- application was complete, site drawings complete, meets minimum size, meets setbacks and everything appears to be in order. Closing statement Teresa Franks thanked the Planning Commission for their help. Glenn Preston motioned to approve the special use land split for Donald & Imorean Rubley. John Shilling supported the motion. Motion carried.

Land Split Special Use Request Public Hearing for Ronald & Marian Smith at 416 Potter Rd, parcel code 120-023-200-015-00. Chairman Rodney Carpenter asked Ronald Smith for an opening statement and he wasn't in attendance at the meeting. Supervisor Russ Jennings called Ron Smith and asked him to come to the Planning Commission meeting taking place right now to discuss the land split special use request public hearing. Opening statement by Ron Smith upon his arrival said he would like to split off 15 acres and 20 acres from the 80 acres, leaving 45 acres. He said the land is purchased on a land contract which was recorded on 7-15-2017 to Joseph Schmucker, Martin & Effie Schmucker and Noah & Laura Girod. Chairman Rodney Carpenter reported the 15 acre split (south) is not allowed anymore splits. The 20 acre split (middle) is allowed 1 more split and the 45 acres (closest to Campbell Rd) is not illegible for another home without a special use request. Pricilla Dodd asked if they had received a driveway permit. They said not yet. Mitch Miller wondered what their plans were for all these splits. They would like to build homes on the 15 and 20 acre splits, with Ronald and Marian Smith having a life lease on their home. Dan Jacoby wrote a letter concerned if they had met all the setbacks and concerned about the number of driveways and the visibility with how narrow Potter Road is at the bottom of the hill. Closing statement- Ron Smith said he is requesting 2 land splits. Chairman Rodney Carpenter reminded them that the 15 acre split can only have 1 home, the 20 acres can only have 1 home and the 45 acres is not illegible for another home without a special use public hearing according to the Alganssee Township Zoning Ordinance. Rick Coon motioned to accept the land splits. Support by John Shilling. Motion carried.

Any other new business- Joseph Girod on Ray Quincy Rd has possibly 3 homes on 1 parcel. they haven't followed through with what they said they would do and now they are in violation. Rick Coon suggested it was time again to update the Alganssee Zoning Ordinance and not allow an additional year to complete a zoning permit. According to the zoning ordinance there is supposed to have only 1 dwelling on a parcel. John Shilling suggested we need to treat everyone equal and only allow 1 dwelling on every parcel. If there are 2 dwellings on 1 parcel they are in violation.

9. Public Comment- Bobbie Trine is concerned about the legal description of her property. The Planning Commission suggested she contact the surveyor who signed their deed. John Shilling said the County Building Department wants verification a potential Ag building is in the Ag district. Supervisor Russ Jennings said the County Building Inspector is requesting the Amish need to meet the building codes like everyone else in the county.

10. Adjourn- Chairman Rodney Carpenter said the next Alganssee Township Planning Commission meeting will be October 30, 2017 at 7:30. Rick Coon motioned to adjourn. Support by Glenn Preston. The meeting was adjourned at 8:55pm.

Suzanne Preston, recording secretary