

October 30, 2017 Alganssee Township Planning Commission Minutes

1. Monday, October 30, 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 Alganssee Township Planning Commission members were present: Chairman Rodney Carpenter, Vice Chairman Rick Coon, Secretary Pricilla Dodd, Township Representative John Shilling and Glenn Preston.

2. Minutes- Rick Coon motioned to accept September 25, 2017 minutes as written. Motion was support by Pricilla Dodd. Motion carried.

3. Agenda- Glenn Preston moved to accept agenda. Motion supported by Rick Coon. Motion carried.

4. Old Business- Pricilla Dodd asked if the minutes under the facts and findings should reflect line by line the same as what is printed in the Alganssee Township Zoning Ordinance. The Gerl Pish property at 1288 Fisher Road, parcel code#120-001-400-025-01 court date for a zoning violation has been rescheduled for November 28, 2017.

5. Report from Township Representative- John Shilling reported the township board suggested making the changes to the zoning ordinance all at the same time.

6. Report from Zoning Administrator- Zoning Administrator Matt Ashenfelter reported he issued 10 zoning permits for the month of October.

Zoning Permit 902 property owner David Miller at 180 Brocklebank Road, parcel code 120-005-300-010-02, type R-1, structure 20 x 20 house addition, date issued 10-9-2017, fee paid \$40.00.

Zoning Permit 903 property owner Janet Hawes at 789 Campbell Road parcel code 120-019-200-005-00, type Ag, to build a 36 x 64 pole barn, date issued 10-4-2017 fee paid \$40.00.

Zoning Permit 904 property owner Martin Schmucker at Potter Road, parcel code 120-023-200-015-01, type Ag, structure 38 x 48 two story house, 28 x 32 shop and a 28 x 72 barn, date issued 10-12-2017 fee paid \$40.00.

Zoning Permit 905 property owner Louis Graber at 1130 Lester Road, parcel code 120-026-300-010-02, type Ag, structure 32 x 44 one story house w/ 12 x 21 covered porch and relocated 2 out buildings, date issued 10-19-2017, fee paid \$160.00 (violation fee).

Zoning Permit 906 property owner Dale Waligora at 210 Brocklebank property code 120-008-100-005-98, type R2 structure 16 x 32 in ground pool, date issued 10-20-2017 fee \$40.00.

Zoning Permit 907 property owner Jerry Eicher at 1253 Lester Road, parcel code 120-036-100-005-02, type Ag, structure 10 x 36 covered front porch, date issued 10-20-2017, fee \$40.00- framing started.

Zoning Permit 908 property owner Louis Graber at 1237 Lester Road, parcel code 120-036-100-005-01, type Ag, structure 32 x 66 lean to on existing barn, date issued 10-20-2017, fee \$40.00.

Zoning Permit 909 property owner Tyler Longstreet at 488 Fremont Road, parcel code 120-019-300-005-99, type Ag, 50 x 30 pole barn, date issued 10-26-2017, fee \$40.00.

Zoning Permit 910 property owner Herbert Woods at 180 Crockett Drive, parcel code 120-M30-000-013-00, type R1, 6 x 30 covered front porch, date issued 10-26-2017, fee \$40.00.

Zoning Permit 911- Simon Eicher at 880 Lester Road, parcel code 120-029-400-020-01, type Ag, approved split, date issued 9-25-, 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, completed.

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, completed.

Zoning Violation- Gerl Pish at 1288 Fisher Road, parcel code 120-001-400-025-01, type Ag, civil action law suit filed 10-13-2017, citation issued, court date rescheduled for Tuesday 11-28-2017 with attorney Chuck Lillis.

Zoning Violation- Louis Graber at 1130 Lester Road, property code 120-026-300-010-02, type Ag, building without permit, wrote permit #905 and \$160 fee collected.

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, violation resolved, property owner removed shed.

Alganssee Township Zoning Reports are now scanned and forwarded twice monthly to the Branch County Building Department.

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

8. New Business: Recording secretary handed in her resignation tonight. Chairman Rodney Carpenter asked if anyone can think of someone who would be interested in doing the recording secretary's job to please let Supervisor Russ Jennings know.

Chairman Rodney Carpenter asked if anyone had any questions about the Solar Panel Ordinance wording from our township planner McKenna. Rick Coon asked what size is 5,000 kWh. Supervisor Russ Jennings suggested asking the Alganssee Township Board for permission to have the township planner Chris Khorey to come down and explain about the suggested Solar Panel Ordinance before making any decisions. Supervisor Russ Jennings suggested everyone read in the Alganssee Township Zoning Ordinance about wind energy chapter 14.12 on pages 14- 36.

Any other new business- Zoning Administrator Matt Ashenfelter asked about zoning permit renewal and what would be a reasonable time to be finished with the building project. Chairman Rodney Carpenter said we need to be fair to all township residents. Joseph Girod at 655 South Ray Quincy Road has just received a renewal of his zoning permit and he hasn't made any progress on the building project yet. Chairman Rodney Carpenter said we need to think about what is a reasonable time and cost for renewing a zoning permit.

Quincy Fire Department- there was much discussion about the proposed Quincy Fire Department millage election on November 7, 2017.

9. Public Comment- Chairman Rodney Carpenter thanked Suzanne Preston for her time as recording secretary.

10. Adjourn- Chairman Rodney Carpenter said the next Alganssee Township Planning Commission meeting will be Monday, November 27, 2017 at 7:30. John Shilling motioned to adjourn. Support by Rick Coon. The meeting was adjourned at 8:45pm.

Suzanne Preston, recording secretary