

**Alganssee Township Planning Commission Minutes
January 29, 2018**

1. On Monday, January 29, 2018 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, Glenn Preston, and Township Representative John Shilling.

Visitors: Greg Parker and Mr. & Mrs. Scott Ponstein of Grand Rapids.

2. Minutes:

Rick Coon moved to accept the November 27, 2017 minutes; supported by John Shilling. Motion carried

3. Agenda:

Glenn Preston moved to accept the agenda; supported by John Shilling. Motion carried.

4. Old Business:

Zoning Administrator, Matt Ashenfelter, reported that the hearing for Gerl Pish, 1288 Fisher Road, regarding an Ordinance Violation, was scheduled for Tuesday, November 28, 2017. It was then postponed until January 9, 2018 and then postponed again until January 30, 2018. He also reported that there still has not been any change in the condition of the property.

5. Report from Township Representative, John Shilling:

John Shilling reported that there wasn't anything to report.

6. Report from Zoning Administrator, Matt Ashenfelter:

Zoning Administrator, Matt Ashenfelter, reported for December, 2017 and January, 2018.

December, 2017

1. Zoning Permit 916 – Creighton, Robert; 204 Crockett Dr.; Parcel Code W82-000-020-00; R1; 11 x 16 Patio enclosure; 12/25/17; \$40

2. Zoning Permit 917 – Posante, Dan; 905 Fisher Rd.; Parcel Code 004-300-015-98; AG, 12 x 12 Porch deck w/handicap ramp; 12/14/17; \$40

Land Splits:

1. Miller, James & Marian; 121 Wildwing Lane; Parcel Code 005-200-005-03; AG/R2/R1; 36 acre parcel requesting 2 splits (5 acres and 2.43 acres) w/a shared driveway. Special Use hearing required - In process

2. Waligora, Dale; E. Central Rd.; Parcel Code 008-400-010-97; AG; 44.12 acre parcel requesting 11.46 acre split and combination with 008-400-010-01 (898 Ed. Central, Tim & Kimberly Miller). Special Use hearing required – In process.

Zoning Violations:

1. Knisley; 823 E. Central Rd.; Parcel Code 017-100-015-03; AG; Violation letter sent 12/09/17. Livestock shelter/feeder (wheels and axles to be reinstalled). Qualifies as AG equipment – no permit required.

2. 568 S. Ray-Quincy Rd.; Parcel Code 017-300-020-00; R2; Violation letter sent 12/09/17. Tractor trailer rig parked in residential yard and road right-of-way. Rig removed as of 12/13/17.
3. Pish, Gerl; 1288 Fisher Rd.; 001-400-025-01; AG; Court hearing results 11/28/17: Mr. Pish granted 30 days (January 9, 2018) to acquire proper building permit from Branch County Building Dept. If County refuses, structures must be removed. **No contact or progress to report.**

Compliance Site Visits:

1. Badders, Brock; 922 Fisher Rd.; Parcel Code 004-300-010-000; AG; Rebuilt front porch/side porch (existing footprint, as per July site visit).
2. Carpenter, Doug; 1220 Lester Rd.; AG; AG building on existing foundation (under review)
3. Krasula, John; 264 Donnell Dr.; R1; Temp. shed non-compliant with permit issued. Building to be constructed as permitted in spring.

Zoning Inquires:

1. Mohre, Gary; 222 Bickford Dr.; R1; Zoning and set-back requirements for new dwelling (December fire destroyed former dwelling).

January, 2018

1. Zoning Permit 918 – Girod, Noah; Potter Rd.; Parcel Code 023-200-015-02; AG; 1768 sq. ft. house, 24 x 20 garage, 10 x 16 shed.; 1/22/18; \$40
2. Zoning Permit 921 – Mohre, Gary; 222 Bickford; Parcel Code 810-000-015-00; R1; 26 x 48 new double wide house; 1/25/18; \$40

Special Use Permits:

1. Miller, James & Marion; 121 Wildwing Lane; 005-200-005-03; AG/R2/R1; 36 acre parcel requesting 2 splits (5 acres and 2.43 acres) w/shared driveway; \$120
2. Waligora, Dale; E. Central Rd.; Parcel Code 008-400-010-97; AG; 44.12 acre parcel requesting 11.46 acre split and combination with 008-400-010-01 (898 Ed. Central, Tim & Kimberly Miller). Special Use hearing required – In process.

Zoning Violations:

1. Pish, Gerl; 1288 Fisher Rd.; Parcel Code 001-400-025-01; AG; January 9, 2018, hearing postponed, reschedule date TBD.

Compliance Site Visits:

1. Carpenter, Doug; 1220 Lister Rd.; AG; Hog barn tear-down & rebuild (under review, 2 site visits, 2 calls)
2. Ogden, John; 838 Fisher Rd.; 005-300-015-00; R1; 40 x 52 two (2) story house w/attached garage; Footer inspection completed.

Zoning Inquiries:

1. Whistler Dr.; R1; Zoning requirements – buildable lot.
2. E. Channel Dr.; R1; Zoning requirements – parcel combination

3. 318 Lakeshore Pt.; R1; Zoning requirements – buildable lot.

Training:

January 18 & 19, 2018 – Attended the two (2) day Zoning Administrator Certification Program – MSU Extension, Grayling, MI.

Algansee Township Zoning Permits are scanned and forwarded to the Branch County Building Dept. twice a month.

7. Report from Zoning Board of Appeals, Rick Coon:

Rick Coon reported that they did not meet.

8. New Business:

Special Use Hearing for:

Property Owners: James and Marion Miller, 121 Wildwing Lane, Quincy, MI 49082

Applicant: Property Owners Attorney: Senak Law Office, 28 W. Chicago Suite 16, Coldwater, MI

Requesting: 2 (two) land splits from 36 acre Parent Parcel, Property Code 120-005-200-005-02. Parcel 1 - 5 acres, Parcel 2 - 4.23 acres, and a 2,000 ft. shared driveway.

The Miller's attorney did not appear to represent them at the hearing and did not notify the Zoning Administrator that he would not be attending. Mr. Scott Ponstein, the Miller's grandson, said that he had received a letter from the attorney to attend the meeting. Since the Planning Commission did not have written permission for Mr. Ponstein to represent the Miller's, he could not represent them at this meeting.

It was decided to discuss the 2,000 ft. shared driveway. The Zoning Ordinance states that a maximum of 1,000 ft. is required for a shared drive. After much discussion it was decided that Chris Khorey, Planner of McKenna & Associates should be contacted about the footage of the shared driveway request.

Glenn Preston moved and supported by John Shilling to Table James and Marion Miller's Special Use request. Motion carried.

Glenn Preston moved and supported by Rick Coon that James and Marion Miller provide

1. Page one (1) of Special Use application Action Requested – Be more specific as what is being asked for.
2. Letter giving Mr. Scott Ponstein or another person(s) permission to represent James and Marion Miller at the Special Use Hearing.

before we continue with their Special Use request. Motion carried.

Russ Jennings, Township Supervisor reported that Algansee and the other townships have been receiving inquiries from different Solar and Wind Energy companies. It has been recommended that the townships put a moratorium on turbines. He is going to recommend on Monday, February 5, 2018 that Algansee place a moratorium on turbines for the time being.

Glenn Preston moved and supported by Rick Coon that it is recommended to the Township Board that we update the Zoning Ordinance regarding Solar and Wind Energy. Motion passed.

Chairman Rodney Carpenter requested that John Shilling, Township Representative, ask the Township Board on Monday, February 5, 2018, that he have permission to contact Chris Khorey of McKenna regarding the shared driveway.

9. Public Comments:

None

Rick Coon moved to adjourn supported by John Shilling. Motion carried. Next meeting date will be Monday, February 26, 2018, at the Alganssee Township Hall starting at 7:30 pm. Meeting was adjourned at 8:50 pm.

Pricilla Dodd
Secretary