

Alganssee Township Planning Commission Minutes

March 26, 2018

1. On Monday, March 26, 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 Glenn Preston, Secretary Pricilla Dodd, Rick Coon, and Township Representative John Shilling.

Visitors: Scott Lewandowski, Kurt Waggener, Jerry Clark, Jessica Clark, Greg Parker, Kathy Miller Ponstein, Alan Sattler, Scott Ponstein, Mary Williams, and ? (see attached sign-in sheet)

2. Minutes:

Rick Coon moved to accept the February 26, 2018 minutes; supported by Glenn Preston. Motion carried.

Glenn Preston moved to accept a correction to Planning Commission Minutes dated June 26, 2017, July 2017, August 28, 2017, September 28, 2017, October 30, 2017, November 24, 2017 and January 29, 2018; supported by Rick Coon. Motion carried.

Correction: Members present should read Vice Chairman Glenn Preston **NOT** Vice Chairman Rick Coon.

3. Agenda:

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

4. Old Business:

Glenn Preston moved to un-table the James and Marion Miller, 121 Wildwing Lane, Quincy, MI 49082 Special Use Permit that was tabled on January 29, 2018; supported by Rick Coon. Motion carried.

Correspondence with Chris Khorey regarding shared driveways dated March 6, 2018:

Revision: Previously, my February 23 memo stated that the Section 14.09 K does not state that the Planning Commission or Township Board can vary the standards of Section 14.09. However, Section 14.09 J states:

At the discretion of the Planning Commission, the standards of the article may be modified. The Planning commission shall determine that alternative design or construction materials will provide a driveway of equal or superior quality.

Therefore, the Planning Commission CAN waive the 1,000 foot standard, if it determines that the above issues will be appropriately mitigated in the design and maintenance of the driveway. I apologize for the error.

Correspondence with Quincy Fire Chief Michael Sherman regarding a shared driveway for James and Marion Miller, 121 Wildwing Lane, Quincy, MI 49082:

Chief Sherman inspected Wildwing Lane today, March 26, 2018. He had the following recommendations for the shared driveway:

1. Take off approximately 1 foot of the first hill, which is about 250-300 feet from Fisher Rd, as shown in attached drawing.

2. A consistent compacted gravel drive width of 10 – 12 feet.
3. There should be a cul-de-sac or a turnaround large for emergency vehicles to turn around and not have to back out of the drive.

Chief Sherman said that he would send his findings and recommendations in writing to the Planning Commission, which is attached.

Rick Coon moved to accept the request for a 2000 ft. shared driveway as written, supported by Glenn Preston. Motion carried.

Before a land split for 121 Wildwing Lane, Quincy, MI can be considered, the driveway construction must meet:

1. Zoning requirements.
2. Fire Department requirements.
3. A maintenance agreement must be in place for maintaining the drive.

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 March, 2018.

March, 2018

1. Zoning Permit 922– Eicher, Jesse; 1116 Lester Rd.; Parcel Code 026-300-005-01; AG; 22 x 26 two story house addition; 03/07/18; \$40
2. Zoning Permit 923 – Eicher, Jake; 596 S. Fremont Rd.; Parcel Code 030-300-005-01; AG; 24 x 36 new house with 24 x 36 second story; 03/14/18; \$40

Special Use Permits:

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/shared driveway; Paid/Jan
2. Sattler, Allan; 816 Fisher Rd.; R1; Special Use Permit – Oversize Accessory Building; \$120.

Land Split Applications:

1. 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. (April target date)
2. Porter, Paulette; 913 E. Central Rd.; Parcel Code 016-100-010-00; 38 acre parcel requesting two splits – 11 acres and 3 acres w/dwelling; Special use hearing required – in process (April target date)

Zoning Violations:

1. Pish, Gerl; 1288 Fisher Rd.; 001-400-025-01; AG; February 20, 2018 Court Hearing resulted in a decision for a Trial with the date to be determined (60 to 90 days)

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:

Election of Officers:

Glenn Preston moved for officers to remain the same (Chairman Rodney Carpenter, Vice Chairman Glenn Preston, and Secretary Pricilla Dodd); supported by Rick Coon. Motion carried.

John Shilling moved for Rick Coon to remain Planning Commission representative on the Zoning Board of Appeals; supported by Glenn Preston. Motion carried.

Special Use Hearing for:

Property Owners: Alan Sattler & Kurt Waggener

Applicant: Same

Property Code: 120-005-100-125-00; R1 Lake Residential

Requesting: Building a 30' x 52' 2 story accessory bldg. for storage at 816 Fisher Rd., Quincy, MI

Rick Coon, Planning Commission member, advised that he had helped to survey the property. There were no objections to him continuing with the hearing.

Opening Statement: Mr. Sattler and Mr. Waggener stated that the building would allow them to "cleanup" their joint properties of boats, trailers and other lake related items.

Public Comment:

1. Jerry Clark and daughter Jessie Clark, 847 Riley Drive, Quincy, MI stated that their property comes up to the backside of the 816 Fisher Rd. property. They have no objection to the proposed structure. They have been communicating with Mr. Sattler and Mr. Waggener regarding the structure.
2. June Hopkins sent a note opposing the proposed structure.

Questions from the Planning Commission:

1. Will there be living quarters in the structure? NO
Mr. Sattler and Mr. Waggener were reminded that living quarters are not allowed in the structure, even at a later date.
2. Will there be plumbing? No

Facts and Findings:

"From Algansee Township Zoning Ordinance, Effective: April 29, 2014"

Meets the following in Section 13.11 Accessory Structure pages 13-9, 13-10, and 13-11.

D-1 page 13-9

D-4 page 13-10

D-5 page 13-10

D-6 page 13-11

D-8 page 13-12

Other items in Section 13.11 are not applicable.

Glenn Preston moved to approve the Special Use Permit as requested; supported by John Shilling. Motion carried.

9. Public Comments:

None

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

Pricilla Dodd
Secretary

Attached:

- 1. Email (1 pg.) from Chris Khorey, Planner, McKenna, March 6, 2018 regarding shared driveways.*
- 2. Email (3 pgs.) from Quincy Fire Chief Michael Sherman, March 28, 2018, regarding the Miller property.*
- 3. Matt Ashenfelter (1 pg.) copy of March 2018 Zoning Permits etc.*
- 4. Visitors sign-in sheet. (1 pg.)*



Memorandum

To: Alganssee Township
Date: March 6, 2018
From: Christopher Khorey, AICP, Principal Planner
Subject: Shared Driveways REVISED

As requested, below are the reasons, in my opinion, that the Zoning Ordinance requires shared driveways to be limited to 1,000 feet in length (Section 14.09.D).

1,000 foot limits for shared driveways, or similar rules for cul-de-sacs and private roads, are put in place for the following reasons

Emergency Protection

Fire departments and other emergency service providers worry about long driveways or private roads, because they can make it hard to reach people or buildings in the event of an emergency. This is especially true because shared driveways and private roads have lower standards for width and construction design than other types of roadways, making them more likely to become blocked on impassable. Large emergency vehicles, such as fire trucks or ambulances, may have trouble navigating shared driveways. Therefore, service providers generally advocate for them to be restricted in length.

Maintenance

Maintenance agreements for shared driveways are required by Section 14.09.I. They are extremely important to ensure that the driveway is properly maintained for all adjacent property owners. However, in practice, maintenance of shared driveways is difficult. People disagree on what to repair, when, and at what cost. Sometimes property owners buy adjacent to a shared driveway without realizing they are responsible for a portion of the upkeep cost. These problems can be mitigated, of course, and the agreements help, but the longer a driveway is, the more expensive it will be to maintain, especially because Section 14.09.D limits the number of parcels that can access a single shared driveway to four.

Farmland Protection

Farmland protection is an important issue in Alganssee, in order to preserve the Township's beautiful rural character and agricultural economy. Long driveways allow property owners to build homes well off the main road, which appeals to people for obvious reasons, but also renders more land unsuitable for agriculture. Shorter driveway requirements mean homes are built closer to roads, allowing more contiguous unbuilt land that can be farmed or left in a natural state.

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Therefore, the Planning Commission CAN waive the 1,000 foot standard, if it determines that the above issues will be appropriately mitigated in the design and maintenance of the driveway. I apologize for the error.

Please do not hesitate to contact me with any questions.

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F 248.596.0930
MCKA.COM

Communities for real life.

From: Russ <russ.jennings@charter.net>
Sent: Wednesday, March 28, 2018 1:08 PM
To: Rodney Carpenter; Pricilla Dodd; paracoons@cha; mash@toast.net; Suzy Preston
Subject: FW: 121 Fisher Rd Driveway

Flag Status: Flagged

Hi Everyone

See email from Fire Chief Mike Sherman.

Russ

Sent from [Mail](#) for Windows 10

From: [Mike Sherman](#)
Sent: Wednesday, March 28, 2018 11:28 AM
To: russ.jennings@charter.net
Subject: 121 Fisher Rd Driveway

To whom it may concern,

After receiving a request from Mr. Rodney Carpenter to look at the driveway at 121 Fisher Road, I have found a few items that we would like to see addressed to aid in an efficient response to an emergency on the property.

- The first and most significant issue would be to take off some of the first hill, approximately 250-300 feet from Fisher road, as shown in the drawing below. Due to the length of our fire engine and its low ground clearance, this hill could pose an issue with the apparatus rubbing or bottoming out as it travels this area. I would think no more than a foot cut would be necessary.



Zoning Permits Issued March 2018										Matt Ashenfelter - Algonssee Township Zoning Administrator									
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees												
922	Eicher Jesse	1116 Lester Rd	120-026-300-005-01	Ag	22 x 26 two story house addition	3/7/2018	\$40.00												
923	Eicher Jake	596 S. Fremont Rd	120-030-300-005-01	Ag	24 x 36 new house w/24 x 36 2nd story	3/14/2018	\$40.00												
Special Use Permits	James & Marlon Miller	121 Withwing Lane	120-005-200-005-03	Ag/R2/R1	36 acre parcel requesting 2 splits (5 acres and 2.42 acres) w/shared driveway														
	Allan Sattler	816 Fisher Rd		R1	Special Use Permit - Oversize Accessory Building														
Land Splits Applications	Dale Walgora/Miller	E Central	120-008-400-010-97	Ag	44.12 acre parcel requesting 11.46 acre split and combination with 120-008-400-010-01 (898 E. Central, Tim & Kimberly Miller)														
	Paulette Porter	913 E. Central	120-016-100-010-00	Ag	38 acre parcel requesting two splits - 11 acres and 3 acres w/dwelling														
Zoning Violations																			
	Pish Gerl	1288 Fisher Rd	120-001-400-025-01	Ag	Feb 20th court hearing results - Trial date TBD (60 - 90 days)														
Compliance Site Visits																			
Zoning Inquiries																			
***	Algonssee Twp Zoning Permits are now scanned and forwarded twice monthly to Branch County Building Dept.																		

Scott Lewandowski

Kurt Waggenen

~~Jerry S. Sander~~

~~Jessica~~

Ereg Parker

Kathy Miller Ponstew

ALAN SATTGER

~~Rich Foster~~

SCOTT PONSTEW

MARY WILLIAMS

*

Sign in sheet for 3.26.18
Planning Commission meeting.