

Alganssee Township Planning Commission Minutes

April 30, 2018

1. On Monday, April 30, 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.

Attendees: See attached sign-in sheet.

2. Minutes:

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

3. Agenda:

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

4. Old Business:

None

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 April, 2018.

See attached report: Zoning Permits Issued April, 2018

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

1. Matt Ashenfelter reported that there still hasn't been a date set for the Gerl Pish hearing and he has not heard from him. He doesn't know if Mr. Pish or his attorney has contacted the Township's attorney.

2. It was reported that Chris Donato, at 250 Donnell Dr. is operating a business, Darkforce Airsoft, on his property. Mr. Donato has an active website for the business. There is a letter being sent to Mr. Donato explaining that this is a zoning violation in the R1 and R2 Districts.

Jamie Wietecki stated that he saw a flyer posted at Judy's Dinner in Quincy, MI for the Darkforce Airsoft business.

4. A zoning violation letter will go to Donato Properties LLC, Donnell Dr. because they are operating Darkforce Airsoft, an outdoor combat site, on 9.8 acres in the R2 District.

3. Matt Ashenfelter also reported that he would not be writing Zoning Permits for home additions unless the addition and the main structure have a common wall or header.

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: Dale and Kim Waligora

Applicant: Same

Property Code: 120-008-400-010-97; AG

Requesting: An 11.46 acres split on E. Central Rd., Quincy, MI

Chairman Rodney Carpenter abstained from this hearing because he owns property adjoining both the Waligora and Miller properties.

Opening Statement: Mr. Waligora would like to split 11.46 acres from his property and it will be sold to Tim and Kim Miller to be combined with their 12.25 acres, Property Code 120-008-400-010-01 at 989 E. Central Rd. Quincy, MI.

Public Comment: None

Questions from the Planning Commission:

1. John Shilling: Could the Miller's, get a second dwelling once the properties are combined?
Only if there is enough required road frontage to allow split.

Facts and Findings:

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

Property meets the requirements for a land split in the Agricultural District.

Rick Coon moved to approve the Special Use Permit with the following addition:

1. The application is to be corrected, stating that Dale and Kim Waligora are the applicants rather than Tim and Kim Miller.
2. The Township receives a legal description of the property.

John Shilling supported the motion. Motion carried.

9. Public Comments:

1. Jamie Wieteki is concerned that Chris Donato on 250 Donnell Dr. has living quarters in the building that he had built as a storage barn, which is a violation of zoning if proved.

Rick Coon moved to adjourn supported by John Shilling. Motion carried. Meeting was adjourned at 8:30 pm.

Next meeting date will be Tuesday, May 29, 2018, at the Algansee Township Hall starting at 7:30 pm.

Pricilla Dodd
Secretary

Attached:

1. *Zoning Permits etc Report, April 2018, Matt Ashenfelter, Zoning Administrator (1 pg.)*
2. *Planning Commission meeting sign-in sheet for April. (1 pg.)*

Zoning Permits Issued April 2018				Matt Ashenfelter - Algonssee Township Zoning Administrator			
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees
925	Wannemacher Ken	149 S. Marble Lake Ln	120-005-300-035-00	R1	11 x 22 single story addition on lakeside	4/5/2018	\$40.00
926	Girod Joseph	685 Hamman Rd	120-033-200-005-09	Ag	20 x 40 addition and 8 x 12 covered porch	4/7/2018	\$40.00
927	Sours Judith	1293 Fisher Rd	120-012-200-005-00	Ag	32 x 40 pole barn	4/9/2018	\$40.00
928	Porter Paulette	901 E Central Rd	120-017-200-005-00	Ag	7 x 7 addition to rear of house	4/24/2018	\$40.00
929	Schwartz Chris	1130 Lester Rd	120-026-300-010-02	Ag	28 x 32 lean-to on back of existing barn	4/27/2018	\$40.00
930	Donato Properties	212 Donnell Dr	120-H10-000-023-00	R1	7 x 24 new deck add-on to existing deck	4/29/2018	\$40.00
931	Milligan Matt Jen	241 Brocklebank	120-008-200-005-01	Ag	20 x 24 covered porch on rear of house	4/30/2018	\$40.00
932	Schwartz Jake	869 Lester Rd	120-032-100-005-03	Ag	32 x 50 stick built calf barn	4/30/2018	\$40.00
						Total	\$320.00
Special Use Permits	Dale Waligora/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)		\$120.00
Land Splits Applications	Dale Waligora/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)	Special use hearing April meeting	
Zoning Violations	Paulette Porter	913 E. Central	120-016-100-010-00	Ag	38 acre parcel requesting two splits - 11 acres and 3 acres w/dwelling	Special use hearing required - Inprocess (May target date)	
	Pish Gerl	1288 Fisher Rd	120-001-400-025-01	Ag	Illegal structure located behind dwelling has been removed, illegal garage structure still remains		
	Donato Chris Jr & Pamela	250 Donnell Dr	120-H10-000-017-00 120-007-400-005-03	R1 R2	Operating a business in the R1 and R2 districts (Darkfire airsoft business sites)		
	Donato Properties LLC	Donnell Dr	120-007-400-005-08	R2	Operating a business in the R2 district (9.8 acre Darkfire airsoft outdoor combat site)		
Compliance Site Visits	Carpenter Douglas	Lester Rd	120-025-300-015-00	Ag	New barn construction on old barn site		
	Eicher Lowina	523 Hamman Rd		Ag	Connect 24 x 32 new addition to existing house, per permit #827		
	Krisely Norman	823 E. Central	120-017-100-015-03	Ag	Livestock feed shelter non-compliant		
	Krasula John	264 Donnell Dr	120-K10-000-009-99	R1	Remove temp structure and construct 18 x 32 pole building as per permit #892		
Zoning Inquiries							
***	Algonssee Twp. Zoning Permits are now scanned and forwarded twice monthly to Branch County Building Dept.						

4-30-18

Sign in Sheet for [redacted] Planning Meeting

	Name	Address
1	Jamie Wietech	260 Dowdell Dr.
2	Dale Waley	203 Crown Dr
3	Trent Kim Miller	Central Rd
4	Doug Everlene	855 E Central Rd &
5	Paulette Porter	915 E. Central Rd.
6	Greg Parker	
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		