

Alganssee Township Planning Commission Minutes

June 25, 2018

1. On Monday, June 25, 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: Greg Parker, Kris Lunz, Ron Lunz, Stephanie Weber, and David Weber

2. Minutes:

Minutes for the Special meeting held on June 11, 2018 for Paulette Porter's property was informally approved, via emails, on June 16, 2018 by the Planning Commission.

Rick Coon moved to formally accept the June 11, 2018 minutes; supported by Glenn Preston. Motion carried.

The Alganssee Township Board informally approved the June 11, 2018 Planning Commission minutes, via emails, on June 18, 2018. The Township Board will formally approve the June 11, 2018 Planning Commission minutes at their next meeting on July 2, 2018.

3. Agenda:

Glenn Preston moved to accept the agenda; supported by Rick Coon. 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 June, 2018.

See attached report: Zoning Permits Issued June, 2018

Alganssee 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 met on June 22, 2018 for Avra's property at 404 S. Ray-Quincy Rd. Quincy, MI. It was reported that approval was given for the removal and replacement of a house; a variance was needed for the setbacks.

8. New Business:

Special Use Hearing for:

Property Owners: Ronald and Kristine Lunz

Applicant: Same

Property Address: 739 E. Central Rd. Coldwater, MI

Property Code: 120-018-100-005-00; AG

Requesting: To split 2 acres with dwelling and barns from 20 acre parcel, leaving 18 acres of farm ground and woods.

Opening Statement: I would like to split 2 acres with the house and barns to sell. The remaining 18 acres I would like to be able to hunt. The tillable ground will be put to hay and the wooded area will be left as is.

Public Comment: Stephanie and David Weber, property owners next door, are opposed to the split because they are afraid homes would be built on the property and they didn't want more homes in the area. It was explained to them that under Alganssee Zoning the Lunz's meet all requirements to be able to split their property.

Questions from the Planning Commission:

1. What will be done with the barn that is where the split is to be?

The barn is going to be removed in the following week.

Facts and Findings:

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

Chapter 4 Section 4.03 and 4.04 Uses Permitted by Special Use Permit

Property meets all requirements of 4.03 L and 4.04 A, B, and C.

Closing Statement: Same as Opening Statement

Glenn Preston moved to approve the Special Use Permit with the following conditions:

The barn on the property line between the 2 acres and 18 acres is to be removed before the land split is made.

John Shilling supported the motion. Motion carried.

9. Public Comments:

None

Rick Coon moved to adjourn; supported by Pricilla Dodd. Motion carried. Meeting was adjourned at 8:20 pm.

Next regular meeting date will be Monday, July 30, 2018, at the Alganssee Township Hall starting at 7:30 pm.

Pricilla Dodd
Secretary

Attached:

1. *Zoning Permits etc. Report, April 2018, Matt Ashenfelter, Zoning Administrator (1 pg.)*

Zoning Permits Issued June 2018

Matt Ashenfelter - Alganssee Township Zoning Administrator

Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid				
936	Eicher Samuel	954 Lester Rd	120-028-400-025-01	Ag	18 x 22 stick built shed	6/1/2018	\$40.00				
937	Lantz Donald	Lake Shore Dr	120-L15-000-002-000	R1	33 x 50 garage addition 2800/2856 sq ft	6/5/2018	\$40.00				
938	Pape Matthew	135 S Marble Lake	120-005-300-045-01	R1	26 x 30 garage (47' avg. set-back)	6/7/2018	\$40.00				
939	Worntz Louis	E. Central (1030)	120-010-300-015-96	Ag	60 x 600 Poultry barn	6/7/2018	\$40.00				
940	Carpenter Douglas	Lester Rd (1200)	120-025-300-015-00	Ag	40 x 200 replacement barn (16' high)	6/11/2018	\$40.00				
941	Trine Richard & Bobbie	591 S Ray Quincy	120-027-300-060-00	Ag	Roof structures 5 x 18, 16 x 48, 24 x 24, 38 x 60	6/12/2018	\$40.00				
942	Moore Carl	407 S Fremont Rd	120-019-200-010-01	Ag	30 x 50 pole barn	6/20/2018	\$40.00				
943	Schnucker Martin	681 S Ray Quincy	120-034-300-010-02	Ag	24 x 40 pole barn w/10 x 40 lean-to	6/21/2018	\$40.00				
					Total		\$320.00				
Special Use Permits											
	Kim Scott	596 S. Ray Quincy	120-028-400-005-00	Ag	80 acre parcel requesting one 15 acre split to settle will - Application not returned		\$0.00				
	Girod Joseph	677, 685 Hamman	120-033-200-005-08 120-033-200-005-09	Ag	Combine a previous split - Process new 11 acre split for Noah Girod at 659 Hamman #120-033-200-005-97 - Under review		\$0.00				
	Lutz Ron & Kristine	739 E. Central Rd	120-018-100-005-00	Ag	20 acre parcel requesting one split of 2 acres		\$120.00				
					Total		\$120.00				
Zoning Violations											
	Kernahan Sandra	228 Donnell Dr	120-H10-000-012-00	R1	Noxious odors and excessive noise coming from grow house			Violation notices sent, inspection completed by BCS, new charcoal filters installed, no violations issued			
	Pish Geri	1288 Fisher Rd	120-001-400-025-01	Ag	Illegal house addition has been removed illegal garage structure still remains			June 28 court date Rescheduled ??			
	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 (Darkline Airsoft & Big Boyz Toys boat rental business sites)			Improcess with Chuck Lillis			
	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)			Improcess with Chuck Lillis			
	Fly Sandra	291 Whitlaven	120-S20-000-005-00	R1	Uninhabitable & unsecured mobile home, noxious weeds, illegally parked 28th camper			Violation notices sent pictures on file			
June Compliance Site Visits											
	Eicher Lovina	523 Hamman Rd		Ag	Connect 24 x 32 new addition to existing house, per permit #827			Not Started			
	Girod Joseph	655 S. Ray Quincy	120-034-300-010-01	Ag	Renewal of #0824 (8-29-17) 10 x 40 enclosed breezeway addition to connect structures			Starred			
*** Alganssee Twp. Zoning Permits are scanned and forwarded monthly to Branch County Building Dept.											