

Alganssee Township Planning Commission Minutes

July 30, 2018

1. On Monday, July 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: Catherine VanHeusden, Sharon Atkinson, Timothy Atkinson

2. Minutes:

Rick Coon moved to accept the June 25, 2018 minutes; supported by Glenn Preston. Motion carried.

3. Agenda:

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

4. Old Business:

Rodney Carpenter asked about the court hearing for the Gerl Pish property. The hearing was scheduled for Friday, July 27, 2018. Matt Ashenfelter reported that he had been notified by our attorney that the hearing had once again been postponed and would be rescheduled. As of this date Mr. Pish still hasn't corrected the violations on his 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 July, 2018.

See attached report: Zoning Permits Issued July, 2018

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

Matt Ashenfelter reported that the Chris Donato violations have been turned over to the court system.

Rodney Carpenter reported that Mr. Donato purchased property on Willowbrook Rd. and plans to move the business that is in violation, on Donnell Dr., to that location.

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

Rick Coon reported that they met on July 27, 2018 for Samuel K. Girod's property at 671 S. Ray-Quincy Rd., Quincy, MI.

Following taken from July 27, 2018 ZBA Minutes

- 1. Request for variance for Samuel K. Girod to build a Kitchen addition and porch at 671 South Ray Quincy Rd. The addition is proposed to be built onto an existing non-conforming home that is located 65' from the center of S. Ray Quincy Rd. (The zoning ordinance dictates a minimum set-back of 83' from the centerline, or 50' from the property line.)*

- a. **Existing Property** – The existing non-conforming single family residence is more than 100 years old and is situated 65’ from the road centerline. The parcel number is 120-034-300-010-98. The current home has two entrances on the north and east side of the structure. There are no entrances located on the western side of the property which faces S. Ray Quincy Rd.
- b. **Proposed Addition** – The applicant (Sam Girod) would like to build a kitchen addition (8’x23’) and attached porch (8’x23’) on the north side of the structure. The addition and porch will be in-line with the existing structure and will maintain the 65’ set-back from the road centerline. The entrances to the structure will be maintained on the north and east side of the building.
- c. **Safety Concerns and Issues** - A major issue regarding this set-back requirement is for the safety of the home occupants on a road with a speed limit of 55 MPH. The current structure is surrounded on the north, west and south side by multiple large trees which could serve as a barrier for potential out of control vehicles if necessary. Also the entrance to the home will be maintained to not be on the road side of the property which will force the gathering of people to be north or east of the structure, thus providing additional protection.
- d. **Additional Facts and Findings** –
 - i. **Porch access** – Access to the porch will be on the north and/or east side, not on the west side facing Ray Quincy Rd.
 - ii. **Height of Structure** – The addition will be a single story structure with attic storage space above.
 - iii. **Alternative to proposed addition** – If the applicant were forced to abide by the 85’ set-back requirement, the addition would be limited to 5’ in length as opposed to the requested 23’. This limitation would be due to a change in elevation internal to the existing structure.
- e. **Approval of Request:** Rick Coon made a motion to approve the variance request as written by Samuel K Girod (without exceptions). The motioned was seconded by Rod Bassage. **The motioned passed and the variance was approved as requested by 5 in favor, 0 opposed.**

8. New Business:

Special Use Hearing for:

Property Owners: Nick Van Heusden

Applicant: Same

Property Address: 149 Crockett Dr.

Property Code: 120-620-000-002-00; R1 Lake Residential

Requesting: An accessory structure larger than primary structure.

Opening Statement: We would like to add on to the existing accessory building so that there is more inside space to store our outdoor things like lawn furniture, boats, car etc., when not in use.

Public Comment: Sharon and Timothy Atkinson stated that they are neighbors of the Van Heusden’s and do not have a problem with them adding on to their accessory structure, making it larger than the primary structure. They felt that it would improve the appearance of the neighborhood when outside items can be put away when not in use.

Questions from the Planning Commission:

1. Will there be water run to the building?

No.

Facts and Findings:

“From Algansee Township Zoning Ordinance, Effective: April 29, 2014”

Chapter 13 Section 13.11 Accessory Structure

13.11 D-1

13.11 D-3a Exceeds

13.11 D-3c Meets

13.11 D-4, 6, & 8 Meets

Closing Statement: We feel that with the extra storage room it will be an asset to the area because the area will be clean and things won't be out.

Glenn Preston moved to approve the Special Use Permit as written; supported by Rick Coon. Motion carried.

9. Public Comments:

None

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

Next regular meeting date will be Monday, August 27, 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.)*

Zoning Permits Issued July 2018		Matt Ashenfelter - Algonsee Township Zoning Administrator		Fees Paid				
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
944	Girod Joseph	651 S. Ray Quincy	120-034-300-010-01	Ag	8 x 24 Covered front porch	7/2/2018	\$40.00	
945	Graber Louis	587 S. Ray Quincy	120-027-300-005-00	Ag	16 x 60 barn on slab	7/1/2018	\$40.00	
946	Leutz Donald	213 Lake Shore Dr	120-L20-000-017-00	R1	10 x 10 Pergola (lakeside)	7/11/2018	\$40.00	
947	Shilling Jason	359 S. Ray Quincy	120-015-100-010-00	Ag	42' dia x 52' high grain bin w/grain leg	7/18/2018	\$40.00	
948	Owens Jerry	219 S. Fremont Rd	120-007-100-045-00	R1	12 x 36 open deck & 10 x 24 covered deck issued (original permit expired 4/18)	Total	\$40.00	
Special Use Permits							Fees Paid	
	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	
	Nick Van Heussen	149 Crockett Dr	120-020-000-002-00	R1	Special use hearing (larger than allowed accessory building) July 30 hearing	Total	\$120.00	
ZBA Hearing							Fees Paid	
	Sam Girod	671 S Ray Quincy	120-034-300-010-98	Ag	ZBA set back variance approved 7/27/2018	Total	\$500.00	
Land Splits							Fees Paid	
	Lunz Ron & Kristine	739 E Central Rd	120-018-100-005-00	Ag	2 acre split Approved June 25th (split complete - fee paid)	Total	\$25.00	
	Paulette Porter	913 E. Central	120-016-100-010-00	Ag	3 splits - Approved June 11th (split complete - fees paid)	Total	\$75.00	
Zoning Violations							Fees Paid	
	Kernahan Sandra	228 Donnell Dr	120-H10-000-012-00	R1	Noxious odors and excessive noise coming from grow house		Site visits (4) - No noise or odors present	
	Pish Gerl	1288 Fisher Rd	120-001-400-025-01	Ag	Illegal house addition has been removed illegal garage structure still remains	July 27th 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 (Darkfire Airsoft & Big Boyz Toys boat rental business sites)		Civil action taken: Injunctions filed - Court summons sent	
	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)		Civil action taken: Injunctions filed - Court summons sent	
	Ely Sandra	291 Winhoven	120-S20-000-005-00	R1	Uninhabitable & unsecured mobile home, noxious weeds, illegally parked 28ft camper		Final notices sent - Civil action required	
July 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		Started	
*** Algonsee Twp. Zoning Permits are scanned and forwarded monthly to Branch County Building Dept.								