

Algansee Township Planning Commission Minutes

January 28, 2019

1. On Monday, January 28, 2019 at 7:30 pm Chairman Rodney Carpenter called the regular meeting of the Algansee Township Planning Commission to order at the Algansee 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: Bobbie Trine, Jacob V. Eicher, Lewis L Graber, Justin Porter, LuAnn Stout, Greg Parker

2. Minutes:

Rick Coon moved to accept the November 26, 2018 minutes; supported by John Shilling. Motion carried.

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 County Commissioner Vrablic reported that the county is not going to write any county rules for Solar and Wind Energy. Each township will need to write their own.

6. Report from Zoning Administrator, Matt Ashenfelter:

Zoning Administrator, Matt Ashenfelter, reported for December, 2018 and January, 2019.

See attached report: Zoning Permits Issued December, 2018 and January, 2019

Algansee Township Zoning Permits are scanned and forwarded to the Branch County Building Dept. once 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 Owner: Luann Stout, 920 Hall Rd., Quincy, MI 49082

Applicant: Same

Property Address: 920 Hall Rd., Quincy, MI 49082

Property Code: 120-016-300-025-99

Requesting: Land split of less than 40 acres. Request is to split a 1.4 acre parcel with dwelling from a 25.86 acre parent parcel.

Opening Statement: Planning on selling the 1.4 acres with dwelling.

Facts and Findings:

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

Chapter 4 Section 4.01, 4.02, and 4.04 Agriculture Zoning District Regulations.

Property meets all requirements pertaining to the property.

Closing Statement: Same as Opening Statement.

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

Special Use Hearing for:

Property Owner: Luann Stout, 920 Hall Rd., Quincy Rd., Quincy, MI 49082

Applicant: Same

Property Address: 880 Hall Rd., Quincy, MI 49082

Property Code: 120-017-200-015-99

Requesting: A land split of less than 40 acres. Request is to split a 3.449 acre parcel with dwelling from a 64.675 acre parent parcel.

Opening Statement: Plan to sell the 3.449 acre parcel with dwelling.

Facts and Findings:

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

Chapter 4 Section 4.01, 4.02, and 4.04 Agriculture Zoning District Regulations.

Property meets all requirements pertaining to the property.

Closing Statement: Same as Opening Statement.

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

Special Use Hearing for:

Property Owner: John & Wanda Shilling, 373 S. Ray-Quincy Rd., Quincy, MI 49082

Applicant: Same

Property Address: 1085 Wolf Rd., Reading, MI 49274

Property Code: 120-022-400-005-99

Requesting: A land split of less than 40 acres. Request is to split a 2.41 acre parcel with dwelling from a 55.29 acre parent parcel.

Opening Statement: Plan to sell the 2.41 acre parcel with dwelling.

Facts and Findings:

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

Chapter 4 Section 4.01, 4.02, and 4.04 Agriculture Zoning District Regulations.

Property meets all requirements pertaining to the property.

Closing Statement: Same as Opening Statement.

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

***John Shilling abstained from this hearing.**

9. Public Comments:

None

Glenn Preston moved to adjourn; supported by John Shilling. Motion carried. Meeting was adjourned at 8:30 pm.

Next regular meeting date will be Monday, February 25, 2019, at the Alganssee Township Hall starting at 7:30 pm.

Pricilla Dodd
Secretary

Attached:

- 1. Zoning Permits etc. Report, December, 2018 and January 2019, Matt Ashenfelter, Zoning Administrator (2 pages)*
- 2. 2018 Year in Review – Alganssee Township Zoning (1 page)*

Zoning Permits Issued Dec 2018				Matt Ashenfelter - Alpanse Township Zoning Administrator				
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
977	Carpenter Rodney	139 Crockett Dr	120-W81-000-018-00	R1	20 x 22 Garage	12/3/2018	\$40.00	
978	Smits-Fichtelberg	151 Dons Dr	120-A10-000-011-00	R1	Demo existing dwelling & structures - Build new 3834 sq ft dwelling	12/5/2018	\$40.00	
979	Dodd Priscilla	130 S. Ray Quincy	120-004-200-020-01	Ag	10 x 12 covered porch on front of dwelling	12/13/2018	\$40.00	
Special Use Permits - 0							Total	\$120.00
Land Splits - 0							Total	
Zoning Violations							Total	
10/16/2018	Grabner Louis	587 S Ray Quincy	120-027-300-065-00	R2	Survey completed / Waiting on new deeds to complete property line adjustments "Stop Work" issued 10/16/18			
	Pish Gerl	1288 Fisher Rd	120-001-400-025-01	Ag	Illegal house addition has been removed illegal garage structure still remains. Dec 11th 2018 Compliance deadline		Chuck Lillis has drafted a petition to enforce and allow Township to tear down the building.	

* Zoning Permits are Submitted to the Branch County Building Dept. Once a Month.

Zoning Permits Issued Jan 2019			Matt Ashenfelter - Alganssee Township Zoning Administrator							
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid			
980	Curcher Gale	140 Sandy Beach	120-140-000-004-99	R1	15 x 16 Garage Addition & 11 x 21 Porch w/roof on lakeside	1/7/2019	\$40.00			
981	Vertkamp Justin	Hall Rd	120-016-300-025-01	Ag	1760 Sq Ft single story new dwelling 28 x 40 attached garage, 40 x 60 pole barn, 16 x 20 shed	1/3/2019	\$40.00			
982	Vanhousden Mic	149 Crockett Dr	120-G20-000-002-00	R1	28 x 38 addition to existing garage (Planning Commission Approved 2018)	1/5/2019	\$40.00			
983	Smits-Fichtelberg	151 Dons Dr	120-A10-000-011-00	R1	Revised road setback for permit #978 (reduced from 60' to 40')	1/7/2019	\$40.00			
984	VOID						VOID			
985	Graber Sam	587 S Ray Quincy	120-027-300-065-00	R2	14 x 32 addition on rear of dwelling	1/17/2019	\$40.00			
Special Use Permits - 0							Total	\$200.00		
Land Splits - 0							Total			
Zoning Violations							Total			
	Pish Gerl	1288 Fisher Rd	120-001-400-025-01	Ag	Illegal house addition has been removed illegal garage structure still remains. Dec 11th 2018 Compliance deadline			Chuck Lillis has drafted a petition to enforce and allow Township to tear down the building. Advised to contact property owner before proceeding with court action.		
								Site visits - Property owner appears to be removing garage structure. Contact calls [2] made, voice mail left - no return calls received		

* Zoning Permits are Submitted to the Branch County Building Dept. Once a Month.

2018 Year in Review - Alganssee Township Zoning

Zoning Permits Issued:

60 + 1 renewal Total = \$2420.00

Special Use Hearings:

8 Hearings Processed (19 Inquiries, 1 cancellation) Total = \$960.00

1 Expedited Hearing (property owner scheduled) Total = \$500.00

ZBA Hearings:

2 Hearings Conducted Total = \$1000.00

Violations and/or Compliance Site Visits:

62 Inspections conducted

2019 Recommendations:

- **Update fee schedule to capture the increased costs of hearings and permits**

Hearings:

Cost of advertising has increased: Shoppers Guide & Daily Reporter adds = approx. \$150.00 per hearing.

Special Use application requires a min. of 2 site visits and approx. 4hrs processing time + mileage.

Permits:

Review number of structures allowed on a single permit – Currently it is unlimited

Land Splits:

Review fees for land splits (currently \$25) and parcel combinations (currently \$0)

- **Review Ordinance language regarding land splits of less than 40 acres**

All land splits of less than 40 acres have been Planning Commission approved in the last 2 years – Revise the Ordinance language to include new provisions for land splits of less than 40 acres with-out a need for a Special Use Hearing.