

Alganssee Township Planning Commission Minutes

July 29, 2019

1. On Monday, July 29, 2019 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: Austin Carpenter

2. Minutes:

Rick Coon moved to accept the June 24, 2019 minutes; supported by John Shilling. Motion carried.

3. Agenda:

Glenn Preston moved to accept the agenda as written; supported by Rick Coon. Motion carried.

4. Old Business:

A. Rodney Carpenter, Chairman, stated that a permit for a porch at 556 S. Ray-Quincy Rd. was written knowing that it was in the road setbacks.

B. There has been no communication from

Property Owner: Graber, Louis Jr. & Emma

Applicant: Same

Applicant Address: 685 Hamman Rd., Reading, MI 49274

Property Address: Intersection of Burlew and Kelly Rds., Reading, MI 49274

Property Code: 120-024-400-015-00

Requesting: A land split of less than 40 acres. Split 11.75 acres from a 23.5 acres parent parcel for 2 future homestead sites.

**This Special Use hearing was held on May 28, 2019 tabled to June 24, 2019 for additional information regarding the property. The Graber's did not attend the June meeting or contact Matt Ashenfelter so their request was tabled until the July 29, 2019 meeting. At the July Planning meeting, the Graber's still did not attend or contact anyone.*

After discussion, it was decided to table the Graber's request one (1) additional time. Matt Ashenfelter, Zoning Administrator, said that he will meet with the Graber's to find out if they want to continue or not.

John Shilling moved to table Louis & Emma Graber Jr.'s Special Use request one (1) additional month; supported by Glenn Preston. Motion carried.

The Graber's will be scheduled for the August 26, 2019 Planning Commission meeting unless they cancel their request.

5. Report from Township Representative, John Shilling:

John Shilling reported that the Township Board made the decision that the Planning Commission should not go forward with a Wind ordinance at this time. They felt we should wait to see what happens up North.

Russ Jennings, Supervisor, added that the Planning Commission should also postpone any type of ordinance for Solar Energy at this time.

6. Report from Zoning Administrator, Matt Ashenfelter:

Zoning Administrator, Matt Ashenfelter, reported for July, 2019.

See attached report, page 3: Zoning Permits Issued July, 2019

Algansee Township Zoning Permits submitted 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.

Russ Jennings, Supervisor, regarding ZBA meetings reported:

A. He had spoken to Harold Sneath about not being seated at the committee table but instead in the audience during a meeting that he was participating in. Russ explained to Harold that he needed to be at the committee table.

B. He talked to Jamie Wietrecki, ZBA Chairman, regarding the ZBA going into a closed session. It was explained that all discussions must be done in open session.

C. Russ also discussed a question that was asked of him about people carrying guns, whether concealed or open carried to a township related meeting. As long as the person has a proper permit it is legal.

8. New Business:

Russ Jennings, Supervisor, has a proposal for Special Use procedures, which the Planning Commission will discuss at the August 26, 2019 meeting. The purpose of this discussion will be to possibly create a procedure that will give the Zoning Administrator more authority to approve certain requests that would normally require a Special Use Hearing.

9. Public Comments:

None

Rick Coon moved to adjourn; supported by John Shilling. Motion carried. Meeting was adjourned at 8:21 pm.

The next regular meeting will be Monday, August 26, 2019, at the Algansee Township Hall starting at 7:30 pm.

Pricilla Dodd
Secretary

Attached:

1. Zoning Permits etc. Report, July, 2019, Matt Ashenfelter, Zoning Administrator . (1 page)

Zoning Permits Issued July 2019		Matt Ashenfelter - Alganssee Township Zoning Administrator					
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid
1019	Theis Roger	760 E. Channel Dr	120-M40-000-006-00	R-1	Replace existing 12 x 16 deck with 12 x 16 pergola on concrete slab and replace existing 12 x 16 sunroom with new 12 x 16 sunroom	7/9/2019	\$40.00
1020	Schwartz Sam	556 S. Ray Quincy	120-027-100-010-00	R-2	Rebuild existing front porch 20 x 29.5 open porch w/roof (Revised from permit #997)	7/10/2019	\$40.00
1021	Manford Keith	141 S. Stringtown	120-001-200-010-01	Ag	14 x 16, 8 x 8, and 3 x 5 open decks	7/15/2019	\$40.00
1022	Eicher Henry	588 Colvin Rd	120-029-400-020-03	Ag	14 x 22 addition to Amish school	7/18/2019	\$40.00
1023	Schwartz Simon	515 Colvin Rd	120-028-100-010-01	Ag	33 x 56 Ag barn and 12 x 16 bedding shed	7/20/2019	\$40.00
1024	Avra Rentals	1124 Fisher Rd	120-002-300-030-02	Ag	Remove existing mobile home. Install new 26 x 52 manufactured home w/8 x 20 covered porch	7/22/2019	\$40.00
1025	Snellenberger Henry	229 Ferguson Rd	120-011-100-035-01	Ag	40 x 64 Ag Barn addition to existing barn	7/23/2019	\$40.00
1026	Schwartz Willie	835 Lester Rd	120-032-100-010-99	Ag	26 x 56 Ag barn, 8 x 16 house addition, 12 x 16 milk house, 12 x 16 bedding shed	7/23/2019	\$40.00
1027	Waligora Dale	210 Brocklebank	120-008-100-005-98	R-2	18 x 18 x 108 grain distribution tower (addition to permit #976)	7/26/2019	\$40.00
Total							\$360.00
Special Use Hearings							
29-Jul-19	Fry Donald	E. Channel Dr	120-007-300-025-06	R-1	Subdivision pre-application review meeting to be conducted with Planning Commission before special use hearing is scheduled - In process		\$0.00
Total							
Land Splits							
7/25/2019	Everline Brent	1160 Grove Rd	120-026-300-015-00	Ag	6 acre split - Approved March 2019	Completed & processed	\$25.00
Total							\$25.00
Zoning Violations Issued							
4/30/2019	Sandra Ely, Dan Davis	725 Fizz Lane	120-007-300-095-00	R2	Excessive RVs, trailers, junk vehicles. Clean-up started 90 days ago, some progress each week		
7/17/2019	Barb Contac	222 Crockett Dr	120-W82-000-012-99	R1	backfront set-back violation (new structure)		
Solar Installations 90 days							
Three inquiries in last							
Need Ordinance language for solar panel installs - ground mounted / roof mounted							

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