

# Algansee Township Planning Commission Minutes

September 30, 2019

**1. On Monday, September 30, 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: See page 4, sign-in sheet.

**2. Minutes:**

Rick Coon moved to accept the August 26, 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:**

None

**5. Report from Township Representative, John Shilling:**

John Shilling reported that there was a discussion about the Jim and Shirley Neuenschwander property on Fremont Road and what appears to be a junkyard at that location. Russ Jennings, Township Supervisor, considers the property as being in violation of the Junk Ordinance.

**6. Report from Zoning Administrator, Matt Ashenfelter:**

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

**See attached report, page 5: Zoning Permits Issued September, 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 but expected to in October.

**8. New Business:**

A. The proposal for changing the procedure for approving Special Use applications will be discussed further at the October, 2019 meeting.

**B. Special Use Hearing for:**

Property Owner: Collins, Wayne L., Trust

Applicant: Mason, Linda Sue, Trustee

Applicant Address: 231 Morse St., Coldwater, MI 49036

Property Address: 622 Kelley Rd., Reading MI 49274

Property Code: 120-036-200-005-00

Requesting: To split 2.2 acres with dwelling and buildings from a 50 acre parcel.

Opening Statement: Would like to split the 2.2 acres with the house and barns to sell. I have buyers who want to purchase this piece of property.

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 zoning requirements.

Closing Statement: Same as Opening Statement.

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

**B. Special Use Hearing for:**

Property Owner: Robert Signor *\*Not present for meeting.*

Applicant: Power Home Solar, Nicholas Nouman, Representative

Applicant Address: 919 N. Main St., Mooresville, NC 28115-2355

Property Address: 638 Phillip Rd., Reading, MI 49274

Property Code: 120-034-200-010-01

Requesting: Installation of 26 residential ground mounted solar modules, grid tied, 7.80Kw. Approximately 43’ L x 9’ W x 9’5” H. Located on a 1.78 acre Ag. Parcel.

Opening Statement from Mr. Nouman: Mr. Signor would like 26 residential ground mounted solar modules place on his property at 638 Phillip Rd., Reading, MI 49274.

Discussion: The solar modules will meet property setbacks at the 638 Phillip Rd. property.

Closing Statement: Same as Opening Statement.

Glenn Preston moved to approve the Special Use Permit as submitted subject to Robert Signor signing a Notary page of the application as the Deed Holder and having it notarized; supported by John Shilling. Motion carried.

**9. Public Comments:**

**A.** Mr. Neuenschwander commented on his property on Fremont Road, and the fact that he rebuilds equipment; he doesn’t see it as junk. A 2010 aerial view of the property and a current view showed a considerable increase in the amount of items in his field.

Russ Jennings, Township Supervisor, stated that he sees this as a junk violation but thinks that the Township should provide for Salvage Yards in our Zoning Ordinance so that Mr. Neuenschwander’s property would be legal.

This subject will be discussed further at the October 2019 Planning Commission meeting under Old Business.

**B.** Jeff Ewers questioned why the Amish do not have to side their houses. It was explained that that does not fall under Algansee’s Ordinance but if anyplace, the County Build Codes and he should check there.

Rick Coon moved to adjourn; supported by John Shilling. Motion carried. Meeting was adjourned at 9:05 pm.

The next regular meeting will be Monday, October 28, 2019, at the Alganssee Township Hall starting at 7:30 pm.

Pricilla Dodd  
Secretary

***Attached:***

- 1. Sign-in sheet. (1 page)*
- 2. Zoning Permits etc. Report, September, 2019, Matt Ashenfelter, Zoning Administrator. (1 page)*

Planning Meeting 9.30-19

Sign-in

Linda S. Mason

Jamie WIETELKA

Greg Parker

Shirley Neuenchwander

Jim Neuenchwander

Mick Roberts

Jeff Ewen

Nicholas Norman

Cody Trine

Zoning Permits Issued Sept 2019		Matt Ashenfelter - Alganssee Township Zoning Administrator						
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
1034	Schnucker Joseph	1219 Wolf Rd	120-023-200-015-99	Ag	32 x 52 Ag pole barn	9/20/2019	\$40.00	
1035	Schwartz Henry	554 Colvin Rd	120-029-400-005-06	Ag	24 x 48 house w/14 x 48 lean-to, 24 x 40 Ag pole barn	9/24/2019	\$40.00	
<b>Special Use Hearings</b>							<b>Total</b>	<b>\$80.00</b>
30-Sep-19	Wayne Collins Trust	622 Kelly Rd	120-036-200-005-00	Ag	Land split of less than 40 acres. Requesting a 2.08 acre split with dwelling and buildings from a 50 acre parent parcel		Fees Received in August	
30-Sep-19	Robert Signor & Power Home Solar	638 Phillip Rd	120-034-200-010-01	Ag	Requesting approval for the installation of 26 ground mounted solar panel modules.		\$160.00	
29-Aug-19	Chris Wilson - Dollar General	752 E Central Rd	120-007-400-005-05	R-2	NOT SCHEDULED AS OF THIS DATE Proposed Dollar General store. Requesting additional info to rezone from R-2 to Commercial (No application or fees received as of this date)	2nd Contact for additional info	\$0.00	
<b>Land Splits</b>							<b>Total</b>	<b>\$160.00</b>
None								
<b>28A Hearings</b>							<b>Total</b>	<b>Inprocess for Oct. hearing</b>
	Sam Schwartz	556 S. Ray Quincy	120-027-100-010-00	R-2	Variance request for roadside setback on front porch rebuild (Sft extension into side yard)			
<b>Zoning Violations Issued</b>								

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