

# Algansee Township Planning Commission Minutes

January 27, 2020

**1. On Monday, January 27, 2020 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: Austin Carpenter

**2. Minutes:**

Rick Coon moved to accept the November 25, 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:**

The Township Board wants the Planning Commission to create an ordinance for Solar Panels for Residential and Solar Farms.

John Shilling moved to ask the Township Board for permission to have Chris Khorey to come to the February 24, 2020 Planning meeting to discuss wording for Wind and Solar energy.

At the same time, we will discuss with Chris Khorey new wording for giving the Zoning Administrator authority to approve Special Use permits for 40 acres or less.

Supported by Rick Coon. Motion carried.

Glenn Preston moved to start the February 24, 2020 meeting at 7:00 pm if Chris Khorey is able to come down on February 24, if he can't come in on that date then we would ask for March 30; supported by Rick Coon. Motion carried.

**On February 5, 2020 Russ Jennings emailed the Planning Board that Chris Khorey would not be able to attend a Planning meeting until March 30,2020.**

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

John Shilling reported that there wasn't anything to report.

**6. Report from Zoning Board of Appeals Representative, Rick Coon:**

Rick Coon reported that the ZBA did not meet in December, 2019.

**7. New Business:**

None

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

Zoning Administrator, Matt Ashenfelter, reported for December, 2019 and January, 2020.

**See attached report, page 1, 2, & 3: Zoning Permits Issued December, 2019 and January, 2020. Algansee Township Zoning Permits submitted to the Branch County Building Dept. once a month.**

**9. Public Comments:**

None

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

The next regular meeting will be Monday, February 24, 2020, at the Alganssee Township Hall starting at 7:30 pm.

Pricilla Dodd  
Secretary

***Attached:***

- 1. Zoning Permits etc., Report, December, 2019, Matt Ashenfelter, Zoning Administrator.  
(1 page)*
- 2. 2019 Year in Review – Alganssee Township Zoning (1 page)*
- 3. Zoning Permits etc., Report, January, 2020, Matt Ashenfelter, Zoning Administrator.*

**Zoning Permits Issued Dec 2019**

**Algensee Township Zoning Administrator - Matt Ashenfelter**

Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid
1048	Dosier Nathan	240 Brocklebank	120-008-100-015-04	R-2	Wrap-around decks: 12x48, 10x45 (covered), 6x48, 6x45 (covered), 24x24 pole barn garage	12/3/2019	\$40.00
1049	Clancy Eric	913 E. Central	120-016-100-010-02	Ag	Post mount solar panels (2), 19x20x20h. Output-6kw each	12/4/2019	\$40.00
1050	Pape Matthew	135 S. Marble Lake	120-005-300-045-01	R-1	10x10.5 addition to existing garage (penalty fee applied)	12/16/2019	\$160.00
1051	Fickle Ken	976 Fisher Rd	120-004-400-020-01	Ag	16x20 open deck at rear of dwelling	12/27/2019	\$40.00
1052	Girod Noah	482 Potter	120-023-200-015-02	Ag	38x60 Ag pole barn	12/28/2019	\$40.00
1053	Richards David	860 E. Central	120-008-400-010-02	Ag	Wrap-around decks on rear of dwelling: 15x30, 3x20, 12x14	12/30/2019	\$40.00
1054	Harron Dawn	130 Briggs Rd	120-002-100-025-00	Ag	Pole Barn (penalty fee applied)	12/31/2019	\$160.00
1055	Girod Jake	895 Lester	120-032-200-005-97	Ag	Roof over existing porch	12/31/2019	\$40.00
Total							\$560.00
Special Use Hearings							
None Scheduled							
Land Splits							
None Scheduled							
ZBA Hearings							
None Scheduled							
Zoning Violations Issued							
None Issued							
Work							
Inprocess							
	Wilkinson Trust	130 Orchard Trail	120-005-200-005-98	R-1, R-2, Ag	Land split proposal inprocess (4 splits?) Property owners are developing a detailed preliminary sketch plan for review before presenting to Planning Commission		
	Don Fry	E. Channel Dr	120-007-300-025-06	R-1	Subdivision proposal for 8 platted lots. Subdivision ordinance and preliminary plat plan review procedures sent Dec. 21st. Zoning requirements for both condominium developments and subdivisions were sent July 31st.		
	Jan, 2020 Planning Commission agenda				Review/approve drafts of new ordinance language for: Solar panel installs and land splits of less than 40 acres		
Total							\$0.00

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

## 2019 Year in Review - Alganssee Township Zoning

**Zoning Permits Issued:** 85 Permits Issued Total = \$33320.00

**Special Use Hearings:** 12 Hearings Processed Total = \$1860.00

**Land Splits:** 15 Land Splits Processed Total = \$375.00

**ZBA Hearings:** 2 Hearings Processed Total = \$500.00

**Violations and/or Compliance Site Visits:** 48 Inspections Conducted

**Zoning Mileage:** 1900 Miles Recorded

### 2020 Ordinance Recommendations:

- **Update fee schedule to capture the increased costs of hearings and permits**  
**Hearings: Current Fee – \$120.00**  
Cost of advertising has increased: Shoppers Guide & Daily Reporter ads are approx. \$150.00 per hearing.  
Special Use application requires a minimum of 2 site visits and 4 to 6 hrs 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/approve drafts of new ordinance language for:**  
Solar panel installs  
Land splits of less than 40 acres

**Zoning Permits Issued Jan 2020**

**Algonsee Township Zoning Administrator - Matt Ashenfelter**

Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
1056	Topp William	1089 Lukesport	120-003-200-005-01	Ag	12 x 20 Shed	1/4/2020	\$40.00	
							<b>Total</b>	<b>\$40.00</b>
Special Use Hearings								
None Scheduled								
							<b>Total</b>	<b>\$0.00</b>
Land Splits								
None Scheduled								
							<b>Total</b>	<b>\$0.00</b>
ZBA Hearings								
None Scheduled								
							<b>Total</b>	<b>\$0.00</b>
Zoning Violations Issued								
None Issued								
Work								
Inprocess								
	Wilkinson Trust	130 Orchard Trail	120-005-200-005-98	R-1,R-2 Ag	Land split proposal inprocess (4 splits?) Property owners are developing a detailed preliminary sketch plan for review before presenting to Planning Commission			
	Don Fry	E. Channel Dr	120-007-300-025-06	R-1	Subdivision proposal for 9 platted lots. Preliminary plat plan and application was received on Jan 20, 2020. Application was incomplete, additional details and documents were necessary. Property owner was contacted Jan 24th via email with list of required documents and details necessary for a preliminary plat plan review.			
	Jan, 2020 Planning Commission agenda				Review/approve drafts of new ordinance language for: Solar panel installs and land splits of less than 40 acres			

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