

# Algansee Township Planning Commission Minutes

June 29, 2020

**1. On Monday, June 29, 2020 at 7:30 pm** Chairman Rodney Carpenter called the regular meeting of the Algansee Township Planning Commission to order at the Pine Ridge Bible Church, 280 South Ray-Quincy Rd., Quincy, MI. Members present: Chairman Rodney Carpenter, Vice Chairman Glenn Preston, Secretary Pricilla Dodd, and Township Representative John Shilling. Absent: Rick Coon

Attendees: See attached sign-in sheet, page 4.

## 2. Minutes:

Glenn Preston moved to accept the February 24, 2020 minutes; supported by John Shilling. Motion carried.

The Commission did not hold Planning meetings on March 30, 2020, April 27, 2020, and May 25, 2020 due to the COVID 19 quarantine imposed by the governor. Glenn Preston moved to accept Minutes for those dates, which stated the reason that there wasn't a meeting held. That way there is a paper trail established for not having a meeting; supported by John Shilling. Motion carried.

## 3. Agenda:

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

## 4. Old Business:

Meeting with Chris Khorey has been put on hold for the time being.

## 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 was absent so Matt Ashenfelter, Zoning Administrator, reported that the ZBA did not meet in February, March, April, and May of 2020.

## 7. Report from Zoning Administrator, Matt Ashenfelter:

Zoning Administrator, Matt Ashenfelter, reported for March, April, May, and June, 2020.

**See attached report, page5, 6, and 7: Zoning Permits Issued April, May, and June, 2020.**

Algansee Township Zoning Permits submitted to the Branch County Building Dept. once a month.

## 8. New Business:

### A. Special Use Hearing for:

Property Owner: Tom & Joyce Parker, Deceased

Applicant: Kimberly Scott, Daughter

Applicant Address: 390 Potter Rd., Quincy, MI 49082

Property Address: 546 S. Ray-Quincy Rd., Quincy, MI 49082

Property Code: 120-028-400-005-00

Requesting: To split 15 acres from an 80 acre parcel.

Opening Statement: We would like to split 15 acres from the 80 acre farm to satisfy the Will of Tom and Joyce Parker, Deceased.

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

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

**B. Special Use Hearing for:**

Property Owner: Robert & Ellen Wilkinson, Trust

Applicant: Amy Anibal, Trustee

Applicant Address: 9625 E. Miller Rd., Durand, MI 48429

Property Address: 130 Orchard Trail, Quincy, MI 49082

Property Code: 120-005-200-005-98

Requesting: To take the approximate 35 acres and split between the four (4) siblings.

Parcel A - 5.1 acres with original farmhouse

Parcel B – 8.4 acres

Parcel C – 10.1 acres

Parcel D – 11.4 acres

One of the four (4) parcels will remain the parent parcel, to be determined.

Opening Statement: We would like to divide the Wilkinson Trust between the four (4) heirs. Each parcel will have its own drive and it will not change Zoning. The property will be surveyed.

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

Chapter 5 Section 5.01, 5.02, and 5.04 Lake Residential Zoning District Regulations

Chapter 6 Section 6.01, 6.02, and 6.04 Urban Residential Zoning Districts 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 John Shilling. Motion carried.

**9. Public Comments:**

None

Glenn Preston moved to adjourn; supported by John Shilling. Motion carried. Meeting was adjourned at 8:05 pm.

The next regular meeting will be Monday, July 27, 2020, at the Algansee Township Hall starting at 7:30 pm.

Pricilla Dodd  
Secretary

**Attached:**

1. *Sign-in sheet (1 page)*
2. *Zoning Permits etc., Report, April, May, June, 2020, Matt Ashenfelter, Zoning Administrator. (3 pages)*

SIGN-UP SHEET 6/29/20

Phil + Margaret Minn	- 122 Loch Haven Ln. -
Marc + Bern Scott	390 Potter Rd Quincy
Jason Shilling	928 Lester Rd
Keith + Kristine Wilkinson	142 Orchard Trail
Craig + Ryoko Wilkinson	1938 N. Williamston Rd. Williamston
JOHN + KAREN BELL	5929 EAGLES WAY HASLET
Amy Anibal	9625 E Miller Rd Durand 48429

Zoning Permits Issued June 2020							Alganssee Township Zoning Administrator - Matt Ashenfelter								
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid
1065	Paul Chad	810 Iester	120-029-300-015-01	Ag	30 x 40 Pole barn	6/8/2020	\$40.00								
1066	Hasten Lance	460 S Fremont Rd	120-019-100-010-01	Ag	40 x 60 Pole barn	6/23/2020	\$40.00								
1067	Hasten Lance	460 S Fremont Rd	120-019-100-010-01	Ag	23 x 30 Single story addition to dwelling	6/23/2020	\$40.00								
1068	Girod Chris	605 Hamman Rd	120-033-200-005-04	Ag	36 x 56 Ag Pole barn	6/27/2020	\$40.00								
						Total	\$160.00								
						Scheduled for July 27th	\$120.00								
Jacoby	Kim & Dan Jacoby	1184 Wolf Rd	120-023-200-005-98	Ag	Land split proposal inprocess (3 splits of approx 12.2 acres each from a 36.8 acre parcel). Application sent April 28th										
Special Use Hearings															
Wilkinson	Tim & Sharon Atkinson	148 Crockett Dr	120-G20-000-001-00	R-1	Requesting approval of larger than allowed accessory building in the R-1 district	July 27th?									
						Total	\$120.00								
ZBA Hearings						Total	\$0.00								
None Scheduled															
Zoning Complaints															
May 22nd	Donna Wallace	248 Crockett Dr	120-W82-000-002-00	R-1	Noxious weeds and wild animal infestation of dwelling	Yard mowed week of 6/8									
Zoning Violations Issued															
May 8th	Janet Marsh	297 Winhoven	120-S20-000-002-00	R-1	Arborvitaes ("live fence") planted out to waterfront. Violation notice sent May 8th. Property owner complied and relocated plantings.	Resolved 5/26/20									
May 26th	Dennis Wolfe	244 Crockett Dr	120-W82-000-003-99	R-1	Excessive noxious weeds and expired tags on vehicle (Nov 2019) parked in road right-of-way.	Yard mowed June 23rd Vehicle not resolved									
June 12th	Sandra Ely	291 Winhoven Dr	120-S20-000-005-00	R-1	Abandoned vehicle/expired registration (2019) Excessive noxious weeds harmful/hazardous to neighbors Physical deterioration of dwelling has rendered it not habitable.	No Response from property owner as of 6/29									

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

Zoning Permits Issued May 2020				Algonsee Township Zoning Administrator - Matt Ashenfelter				
Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
1062	Wortz Louis	1090 E. Central	120-010-300-015-06	Ag	60 x 600 poultry barn & 60 130 manure mgt barn	5/1/2020	\$40.00	
1063	Boiz Dan	740 E. Channel Dr	120-L50-000-006-00	R-1	Renewal of permit #1007 for 20 x 24 single story addition to existing dwelling	5/4/2020	\$20.00	
1064	Scheid Joseph	221 Lake Shore Dr	120-L20-000-013-00	R-1	New additions to existing dwelling: 22 x 22 garage, 16 x 22 bedroom, 20 x 14 covered deck, and 6 x 8 roof over existing porch	5/8/2020	\$40.00	
Total							\$100.00	
Land Split Hearings								
Parker Estate	Kim Scott	596 S Ray Quincy Rd	120-028-400-005-00	Ag	Land split inprocess for a 15 acre split from a 80 acre parent parcel. Originally scheduled for March - Canceled Rescheduled date TBD - Fees paid	Rescheduled Date: June 29th ??	Fee Paid	
Jacoby	Kim & Dan Jacoby	1184 Wolf Rd	120-023-200-005-98	Ag	Land split proposal inprocess (3 splits of approx 12.2 acres each from a 36.8 acre parcel). Application sent April 28th	Possible June 29th date ??	—	
Wilkinson	Wilkinson Family Trust	130 Orchard Trail	120-005-200-005-98	Ag/hz/rs	Land split proposal inprocess (4 splits from approx. 36 acre parent parcel). Completed application and fee received.	Scheduled for June 29th ??	\$120.00	
Total							\$120.00	
ZBA Hearings								
None Scheduled								
Zoning Complaints								
	Dennis Wolfe	244 Crockett Dr	120-W82-000-003-99	R-1	Noxious weeds (not mowed since last fall) and expired tags on vehicle parked in road right-of-way.	Compliant received from property owner @ 238 Crockett Dr - May 26th		
	Donna Wallace	248 Crockett Dr	120-W82-000-002-00	R-1	Noxious weeds and wild animal infestation of dwelling	Compliant received from property owner @ 250 Crockett Dr - May 22nd		
Zoning Violations Issued	Janet Marsh	297 Winhoven	120-S20-000-002-00	R-1	Arborvitas ("live fence") planted out to waterfront. Violation notice sent May 8th. Property owner complied and relocated plantings.	Resolved 5/26/20	Compliant received from property owner @ 299 Winhoven	
Total							\$0.00	

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**Zoning Permits Issued April 2020**

**Algensee Township Zoning Administrator - Matt Ashenfelter**

Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid
1057	Schwartz Chris	1130 Lester Rd	120-026-300-010-02	Ag	32 x 60 pole barn	4/8/2020	\$40.00
1058	Lee Kendall	207 Lake Shore Dr	120-120-000-020-00	R1	25 x 36 wrap around open deck on lakeside	4/28/2020	\$40.00
<b>Total</b>							<b>\$80.00</b>
<b>Land Split Hearings</b>							
Parker Estate	Kim Scott	596 S Ray Quincy Rd	120-028-400-005-00	Ag	Land split inprocess for a 15 acre split from a 80 acre parent parcel. Originally scheduled for March - Canceled Rescheduled date TBD - Fees paid	Rescheduled Date: May 26th ??	\$120.00
Jacoby	Kim & Dan Jacoby	1184 Wolf Rd	120-023-200-005-98	Ag	Land split proposal inprocess (3 splits of approx 12.2 acres each from a 36.8 acre parcel). Application sent April 28th	Possible May 26th date ??	—
Wilkinson	Wilkinson Family Trust	130 Orchard Trail	120-005-200-005-98	Ag/R2/R1	Land split proposal inprocess (4 splits from approx. 36 acre parent parcel) No application submitted as of 4/29/20	Hearing date TBD	—
<b>Total</b>							<b>\$120.00</b>
<b>ZBA Hearings</b>							
<b>None Scheduled</b>							
<b>Zoning Violations Issued</b>							
<b>None issued</b>							
<b>Work Inprocess</b>							
<b>Work Inprocess</b>							
<b>Total</b>							<b>\$0.00</b>

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