

Alganssee Township Planning Commission Minutes

July 27, 2020

1. On Monday, July 27, 2020 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: See attached sign-in sheet, page 4.

2. Minutes:

Rick Coon moved to accept the June 29, 2020 minutes; supported by Glenn Preston. Motion carried.

3. Agenda:

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

4. Old Business:

None

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 June, 2020.

7. Report from Zoning Administrator, Matt Ashenfelter:

Zoning Administrator, Matt Ashenfelter, reported for July, 2020.

See attached report, page5: Zoning Permits Issued July, 2020.

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

8. New Business:

A. Special Use Hearing for:

Property Owner: Timothy L. & Sharon M. Atkinson

Applicant: Timothy L. Atkinson

Applicant Address: 148 Crockett Dr., Quincy, MI 49082

Property Address: 148 Crockett Dr., Quincy, MI 49082

Property Code: 120-G20-000-001-00

Requesting: A larger than allowed accessory building in the R-1 District

Opening Statement: We would like to increase our barn size by adding on because we need the storage space for pontoon, travel trailer, vehicle, etc.

Facts and Findings:

"From Alganssee Township Zoning Ordinance, Effective: April 29, 2014"

Chapter 5 Section 5.01, 5.02, and 5.04 Lake Residential Zoning District Regulations (R1)

Property meets all zoning requirements.

There were no objections from any of the neighbors within 300 feet.

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: Daniel E. & Susan Jacoby

Applicant: Daniel E. & Susan Jacoby

Applicant Address: 1184 Wolf Rd., Reading, MI 49274

Property Address: 1184 Wolf Rd., Reading, MI 49274

Property Code: 120-023-200-005-97

Requesting: A land split of less than 40 acres. Purpose to disburse property to our three daughters. It will continue to be used as farmland. 12.22 acres for each daughter.

Opening Statement: We would like to equally divide the farmland to our three (3) daughters.

Facts and Findings:

“From Alganssee 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.

It was recommended by the Planning Commission that the Jacoby’s and daughters have the property surveyed.

9. Public Comments:

1. Dennis Parker expressed a concern about the Amish families on Swartz Lane and the number of extended family members living in each home and felt that it was against the Zoning Ordinance.
2. Russ Jennings said that the Monday August 3, 2020 Township meeting is postponed to Monday, August 10, 2020 due to the Primary Election being held at the Hall on Tuesday, August 4, 2020. The Hall needs to be sanitized before being set up for the election.
3. After discussion, it was decided that we would continue to postpone meeting with Chris Khorey until we can meet in person without wearing a mask, regarding wording in the Ordinance for Wind Turbines.

Glenn Preston moved to cancel all Planning Commission meetings UNLESS there is a Special Use Permit that needs a decision, until the COVID quarantine is over; supported by Rick Coon. Motion carried.

Glenn Preston moved to adjourn; supported by John Shilling. Motion carried. Meeting was adjourned at 8:45 pm.

There will NOT be another Planning Commission Meeting until the COVID quarantine is over UNLESS there is a Special Use Permit that needs a decision made on. The next meeting will be published and posted on the Township Hall door.

Pricilla Dodd
Secretary

Attached:

1. *Sign-in sheet (1 page)*
2. *Zoning Permits etc., Report, July, 2020, Matt Ashenfelter, Zoning Administrator. (1 page)*

July 27, 2020 meeting

Rab + Danielle Elder (Jacoby)

Carmen Hughes (Jacoby)

Dennis Park

*
↓ Not signed in but present

Susan Jacoby

Annie Jacoby Russo

Timothy Atkinson

Sharon Atkinson

Zoning Permits Issued July 2020

Algonsee Township Zoning Administrator - Matt Ashenfelter

Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
1069	Fry Donald	718 E Chanel Dr	120-077-300-047-00	R-1	12 x 20 pre-built shed	7/7/2020	\$40.00	
1070	Grod Joe	677 Hamman Rd	120-033-200-005-92	Ag	16 x 20 single story addition to dwelling	7/7/2020	\$40.00	
1071	Wright Robert	128 Dons Dr	120-005-100-075-02	R-2	12 x 16 shed	7/13/2020	\$40.00	
1072	Greear Jack	260 Donnell Dr	120-K10-000-007-00	R-1	12 x 18 deck w/gazebo in back yard	7/15/2020	\$40.00	
1073	White Curtis	239 Dons Dr	120-B20-000-007-00	R-1	16 x 24 garage	7/16/2020	\$40.00	
1074	Ebner Albert	247 Donnell Dr	120-H10-000-008-00	R-1	12 x 12 pre-built shed	7/18/2020	\$40.00	
1075	Eicher Henry	588 Colvin Rd	120-029-400-020-04	Ag	16 x 40 addition to existing barn	7/19/2020	\$40.00	
1076	Torrey Michael	532 S. Fremont Rd	120-030-100-005-00	Ag	10x 34 three season room addition on back of dwelling	7/22/2020	\$40.00	
1077	Eicher Chris	827 Lester Rd	120-032-100-010-01	Ag	28 x 80 pole barn w/16 x 16 lean-to	7/22/2020	\$40.00	
Land Split Hearings:							Total	\$360.00
Jacoby	Kim & Dan Jacoby	1184 Wolf Rd	120-023-200-005-98	Ag	Land split proposal improcess (3 splits of approx 12.2 acres each from a 36.8 acre parcel). Application sent April 28th	Scheduled for July 27th	Fee Paid in June	
Special Use Hearings:							Total	Scheduled for July 27th
Atkinson	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		Fee Paid in June	
ZBA Hearings:							Total	\$0.00
None Scheduled								
Zoning Complaints:								
None Received								
Zoning Violations Issued:								
None Issued								

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