

# Algansee Township Planning Commission Minutes

April 26, 2021

**1. On Monday, April 26, 2021 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 Sharon Atkinson, Craig Fichtelberg, and Township Representative Jason Shilling.

Attendees: See attached sign-in sheet, pages 4 & 5.

**2. Minutes:**

Glenn Preston moved to accept the March 29, 2021 minutes; supported by Sharon Atkinson. Motion carried.

**3. Agenda:**

Sharon Atkinson moved to accept the agenda as written; supported by Craig Fichtelberg. Motion carried.

**4. Old Business:**

None

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

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

**6. Report from Zoning Board of Appeals Representative:**

Glenn Preston reported that the ZBA did not meet in March 2021.

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

Zoning Administrator, Matt Ashenfelter, reported for April 2021.

**See attached report, pages 6: Zoning Permits Issued April 2021.**

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

***\*Due to a conflict of interest, Rodney Carpenter, Sharon Atkinson, and Jason Shilling excused themselves from the Board for the remainder of the meeting. They were replaced by alternates Billie Avra, John Shilling, and John Watson.***

**A. Rezoning Hearing for:**

Property Owner: Terry Tom

Applicant: Brock Badders

Applicant Address: 133 W. Chicago, Quincy, MI 49082

Property Address: 141 Crockett Dr., Quincy, MI 49082

Property Code: 120-05-300-005-13

Requesting: To rezone a R-2 parcel on the east side of Crockett Drive to C-1 to accommodate expanding an existing building to include a new commercial showroom for retail marine boat sales and a sales staff.

Opening Statement: Want to expand so that the business would be in one (1) location instead of two (2) as it is now. The Showroom which is on US 12 in Quincy would then be moved to the Crockett Drive location.

Public Comment: Those making comments or asking questions were. . .

Barb Contat

Rod Bassage – Against changing to C-1

Sharon Atkinson  
Rick Coon  
Steve Wells – OK with changing to C-1 but with conditions  
Lenny Wanpemacher  
Vicki Case Rafferty – Against changing to C-1  
Tanis Carpenter – Against changing to C-1

Closing Statement: Looking to put Archer Lake Water Sports in one (1) location. We feel that by moving the entire operation of our business to one (1) location it will cut down on the traffic that we add to Crockett Drive.

Chris Khorey of McKenna recommendation:

For the following reasons we recommend that the Planning Commission recommends that the Township Board deny the rezoning.

1. The rezoning is not consistent with the Township's Master Plan.
2. Many of the uses allowable in the C-1 District are not compatible with the existing surrounding uses. Examples include retail, gas stations, restaurants and car washes.
3. Crockett Drive is a narrow, dead-end street, designed to serve the lake and single family homes. It is not designed for heavy commercial traffic, and could not support most commercial buildings.

John Watson moved to deny the request as submitted; supported by John Shilling. Motion carried.

#### **B. Special Use Hearing for:**

Property Owner: Terry Tom

Applicant: Brock Badders

Applicant Address: 133 W. Chicago, Quincy, MI 49082

Property Address: 141 Crockett Drive, Quincy, MI 49082

Property Code: 120-005-300-005-13

Requesting: An expansion of the current "special use permit" and allow two (2) new indoor boat storage buildings of approximately 60 ft. x 140 ft. each to be built on the parcel.

Opening Statement: Want to add the new buildings for more indoor boat storage.

Closing Statement: Same as Opening Statement

Chris Khorey of McKenna recommendation:

The parking and landscaping on the site do not meet the Zoning Ordinance standards, as described in our Site Plan letter. The applicant will need to submit a Site Plan showing the required upgrades, and then install/construct the required improvements. Alternatively, the applicant may wish to seek variances from some or all of the requirements. While the Planning Commission could approve the Special Use conditioned on Site Plan Approval and the construction of the required improvements, we recommend that the Planning Commission table the Special Use approval until after the applicant resubmits a Site Plan and after any Zoning Board of Appeals hears that the applicant may request. That will give the Planning Commission a clearer picture of the applicant's plan to bring the site into compliance as well as clarity on any variances the ZBA may or may not grant.

Craig Fichtelberg moved to table the Special Use request; supported by Billie Avra. Before a vote could be taken Craig Fichtelberg rescinded his motion and Billie Avra rescinded his support motion.

Craig Fichtelberg moved to *approve the Amendment to the Special Use Permit to allow Two New Storage Buildings, as depicted on the submitted Site Plan, with the following conditions:*

- *The applicant must pave and stripe the parking lot to meet the requirements of Section 14.06.C.3 of the Zoning Ordinance, unless that requirement is waived or modified through a variance by the Zoning Board of Appeals, in which case the applicant must comply with all requirements and conditions of the approved variance.*
- *The applicant must ensure that there are at least 65 parking spaces available on the site, as required based on the calculation in Section 14.06.B of the Zoning Ordinance, unless that requirement is waived or modified through a variance by the Zoning Board of Appeals, in which case the applicant must comply with all requirements and conditions of the approved variance.*
- *The applicant must plant the following required landscaping, unless these requirements are waived or modified through a variance by the Zoning Board of Appeals, in which case the applicant must comply with all requirements and conditions of the approved variance.*
  - *Within 50 feet of the northern property line: 21 deciduous trees, 42 evergreen trees, and 168 shrubs.*
  - *Within 50 feet of the eastern property line: 24 deciduous trees, 48 evergreen trees, and 192 shrubs.*
  - *Within 50 feet of the southern lot line: 15 deciduous trees, 30 evergreen trees, and 120 shrubs.*
- *The applicant must construct opaque screening fences along the property lines abutting the homes at 139 and 143 Crockett Drive, unless this requirement is waived or modified through a variance by the Zoning Board of Appeals, in which case the applicant must comply with all requirements and conditions of the approved variance.*

Motion supported by John Watson. Motion carried.

**9. Public Comments:**

None

John Shilling moved to adjourn; supported by Craig Fichtelberg. Motion carried. Meeting was adjourned at 8:54 pm.

Pricilla Dodd  
Recording Secretary

**Attached:**

1. *Sign-in sheet (2 pages)*
2. *Zoning Permits etc., Report, April 2021, Matt Ashenfelter, Zoning Administrator. (1 pages)*

# Address

## Sign in Sheet

April 26, 2021

1. Janis Carpenter	139 Crockett
Kedney Carpenter	139 Crockett
Kim Ashenfelter	228 Crockett
John Ashenfelter	573 S. Bay-Durley Rd
Kirk Coon	162 Doss Dr.
Brook Barber	Arden-Lake Manor
Toby 1024	181 So Tamarac Rd
Mark + Michele McClesy	180 Aqueduct
Steve + Karen Wells	164 Crockett Dr
Vicki Case Rufferty	198 Arden-Lake Dr

Address  
Sign in Sheet April 26, 2021

1. James Bowers 229 Lakeshore Dr. Cloutier
- 2 John Watson 752 Campbell Rd Coldwater
- 3 ~~Red Bassett~~ 176 CROCKETT DR Quincy
- 4 Lenny Wapenacker 111 CROCKETT DR Quincy
- 5 Vilnis Smits 198 Archer-View Dr, Quincy
- 6 Burk Cortat 222 Crockett Dr.
- 7 Tim Atkinson 148 CROCKETT DR Quincy
- 8 Doug Evonke 855 E Central Rd

## Zoning Permits Issued April 2021 Algansee Township Zoning Administrator - Matt Ashenfelter

Permit #	Property Owner	Address	Parcel Code #	Type	Structure	Date	Fees Paid	
1108	Eicher Chris	827 Lester Rd	120-032-100-010-01	Ag	21 x 41 machine shed	4/3/2021	\$40.00	
1109	VOID							
1110	Graber Louis	1237 Lester Rd	120-036-100-005-01	Ag	8 x 24 covered porch on rear of dwelling & "L" shaped covered porch on front and side of dwelling	4/6/2021	\$40.00	
1111	Milligan Matthew	Brockelbank Rd	120-008-200-005-99	Ag	Demo existing cottage Demo only - no rebuild requested	4/7/2021	fee exempt	
1112	Rogers Gerald	233 Donnell Dr	120-H10-000-004-01	R-1	10 x 15 addition to lakeside deck	4/16/2021	\$40.00	
<b>Planning Commission Hearings</b>							<b>Total</b>	<b>\$120.00</b>
April 26th	Brock Badders / Terry Tom DBA - Archer Lake Watersports	Crockett Dr	120-005-300-005-13	R-2	Special use hearing - Proposal to allow two new 60' x 140' buildings to expand indoor boat storage on the R-2 parcel		Fees pd	
April 26th	Brock Badders / Terry Tom DBA - Archer Lake Watersports	Crockett Dr	120-005-300-005-13	R-2	Rezoning hearing - Proposal to rezone the current R-2 parcel currently limited to boat storage only to C-1. Proposal includes adding a new commercial building for showroom/retail sales, sales staff, and marine repair.		Fees pd	
April 27th	Waligora Dale & Kim	Crockett Dr	120-005-300-005-09	R-1	Rezoning hearing - Proposal to rezone the current R-2 residential parcel to R-1 residential. Parcel is located behind 131 - 139 Crockett Dr and is approx 100'd x 290'w		Fees pd	
April 27th	Shilling Jason & Dawn	Crockett Dr	120-005-300-005-09	R-1	Rezoning hearing - Proposal to rezone the current R-2 residential parcel to R-1 residential. Parcel is located behind 119 - 127 Crockett Dr and is approx 100'd x 290'w		Fees pd	
April 27th	Billie Avra			Ag	Requesting approx 2 acre split with existing house and garage from a acre parent parcel		Fees pd	
May 25th	Jennie & Mark Downer	1281 Fisher Rd	120-012-200-020-98	Ag	Requesting a split with existing house and garage from a 42 acre parent parcel		Fees pd	
<b>Total</b>								
Land Splits Processed None ZBA Hearings None Scheduled Zoning Complaints None Reported Zoning Violations Issued None Issued * Zoning Permits are Submitted to the Branch County Building Dept. Once a Month.								