

# June 7, 2021 Alganssee Township Board Minutes

**A. CALL MEETING TO ORDER** on Monday, June 7, 2021 at 7:30 pm. Supervisor Russ Jennings called the Alganssee Township Board meeting to order. All members were present- Supervisor Russ Jennings, Treasurer Sarah Strong, Trustee Jason Shilling, Trustee Rod Bassage, and Clerk Anne Gary.

**PLEDGE OF ALLEGIANCE** - Clerk Anne Gary led the United States Pledge of Allegiance.

**B. Agenda Additions/Deletions** – Motion to approve agenda by Rod Bassage with two New Business additions and two date corrections. Support by Sarah Strong. Motion carried.

**C. PUBLIC COMMENT** – Ed Reed, surveyor and Tyler Butters, Sexton. Regarding Fisher Hill Cemetery, the additional vacant areas of the cemetery were mapped in 1975 but not staked. Before approving costs associated with developing the vacant areas, a survey needs to be done to locate the South boundary of the cemetery. Sexton Tyler Butters will provide an estimate to the Board on trimming of tree row along the fence line of the South boundary of Fisher Hill Cemetery. Discussion was held about what type of bolts to use to identify cemetery lots.

Ben Badders, resident on Crockett Drive, expressed concerns about Archer Lake Water Sprots (ALWS) and the Conditional Rezoning approved by the Planning Commission. Ben focused on R-1 Lake Residential District language from the Alganssee Township Zoning Ordinance effective April 29, 2014. Matt Ashenfelter, Zoning Administrator, contributed insights from recent Planning commission meetings. Supervisor Russ Jennings added McKenna & Associates provided consultation at recent meetings as well.

## D MINUTES

**D.1. May 3, 2021 Board Minutes** - Motion by Jason Shilling to approve minutes. Support by Sarah Strong. Motion carried.

**D.2. April 27, 2021 and May 4, 2021 Planning Commission Minutes** – Approval of minutes by Township Board. Motion by Rod Bassage to approve. Support by Jason Shilling. Motion carried.

## E. TREASURER'S REPORT

**June Treasurer's Report** – The Township's May balance was \$616,867.51 with May income of \$3,474.38 and April expenses of \$14,710.93 giving a June balance of \$591,612.12. The Clerk agrees. Jason Shilling motioned to accept the June Treasurer's report. Support by Rod Basage. Motion carried.

## F. COMMITTEE REPORTS

**F.1. Quincy Fire Association (QFA)** – Trustee Rod Bassage stated the next QFA meeting is set for 5:30 pm June 10, 2021.

**F.2. Planning Commission Report – April 27, 2021 meeting** Dale Waligora re-zoning, Jason Shilling re-zoning. Supervisor Russ Jennings asked Trustee Rod Bassage and Trustee Jason Shilling to recuse themselves from voting due to their conflicts of interest with each request. Clarification of the requests to allow **one** dwelling and **one** outbuilding with **deeded lake access** on property re-zoned. Motion by Sarah Strong to approve Dale Waligora and Jason Shilling requests previously approved by the Planning Commission. Support by Anne Gary. Roll call vote: Russ Jennings-yes, Sarah Strong-yes, Anne Gary-yes. Motion carried.

**April 27, 2021 meeting** land split request by Billie Avra was reviewed. The two-acre land split met all respective criteria. Motion by Anne Gary to approve request previously approved by the Planning Commission. Support by Jason Shilling. Motion carried.

**May 25, 2021 meeting** – Before proceeding to the item of Conditional Rezoning for Property Owner Terry Tom, Applicant, Brock Badders, 141 Crockett Drive, Quincy, MI 49082, Supervisor Russ Jennings asked for a motion to approve Planning Commission Minutes before the Planning Commission has approved their meeting minutes in order to expedite permitting processes. Russ explained that this procedure has been followed by the Township Board previously and wanted it recorded officially in the Board Minutes. Jason Shilling motioned to record such notation in the Board meeting Minutes. Support by Sarah Strong. Motion carried.

**141 Crockett Drive Request** – A conditional Rezoning from R-2 (Urban Residential) to C-1 (Commercial) with conditions. Again, Supervisor Russ Jennings asked Trustee Rod Bassage and Trustee Jason Shilling to recuse themselves from voting due to conflicts of interest with the request. Applicant Brock Badders indicated that once final approval is granted, Archer Lakes Water Sports (ALWS) will proceed to meet the specific conditions of the C-1 Rezoning. However, the Special Use Permit under which the business currently functions, should not be removed until the C-1 Rezoning is in effect based on the specific conditions. If Special Use Permit is removed too soon, this could impact ALWS use of buildings currently providing inside watercraft storage. Motion to approve request by Sarah Strong. Support by Anne Gary. Roll call vote: Russ Jennings-yes, Sarah Strong-yes, Anne Gary-yes. Motion carried.

**Jeannie Down Trust** – Request to split .89 acre including an existing dwelling and garage from a 42-acre parent parcel. No vote by the Township Board. Due to a land split of less than one (1) acre the applicant will need to apply to the Zoning Board of Appeals (ZBA) for a variance.

**F.3. Zoning Board of Appeals** – Preston/N.G. Michael Construction – 1059 Central Rd., Quincy, MI. Request for variance to build an extension onto an existing structure that is located with a less than mandated road setback. Parcel number 120-120-015-200-015-01. The addition will be located with the same road setbacks the existing structure. The variance request was approved per Rod Bassage, Vice Chairman of the Zoning Board of Appeals (ZBA).

**F.4. Algansee website** – no reported website issues.

**F.5. Ordinance Violations** – none.

## **G. OLD BUSINESS**

**G.1. MTA online courses** - Supervisor Russ Jennings reported our one-year membership in the Premium Pass online learning ends mid-August, 2021.

## **H. NEW BUSINESS**

**H.1. Approval of Township Newsletter, review Permit Fees.** Supervisor Russ Jennings made a recommendation to increase zoning fees to \$1,000. Motion by Sarah Strong to increase permit fees. Support by Rod Bassage. Motion carried. Motion by Anne Gary to approve Summer Newsletter. Support by Sarah Strong. Motion carried.

**H.2. American Rescue Act, Spending restrictions.** Anticipated dollar amount for Algansee Township is about \$190,000. Treasurer Sarah Strong will set up a separate checking account. Monies must be kept segregated and annual audits will cost about \$5,000. The Township must pay for the audits. American Rescue Act monies may not be used to pay for the audits.

**H.3. Level Pay Plan Caywood LP Gas** – Supervisor Russ Jennings will get some quotes from other LP providers for the Board to review.

**H.4. Selection of new auditor for the Township** – Treasurer Sarah Strong brought two proposals to consider: Taylor, Plant & Watkins, P.C. and Gabridge & Co. Motion by Anne Gary to select Gabridge & Co. as new auditor. Support by Jason Shilling. Motion carried. Locey CPA, LLC resigned their role as auditor effective April 14, 2021.

**H.5. Fisher Hill Cemetery approval for survey for lots and driveways.** Anne Gary made a motion to have Ed Reed do an initial survey for estimate of \$1,000. Support by Jason Shilling. Motion carried.

**H.6. MTA dues** \$1,727.16. Motion by Jason Shilling to renew annual membership with MTA. Support by Rod Bassage. Motion carried.

**H.7. Safety Deposit Box for the Township** – Recommended to get a safety deposit box, as Township previously had, for valuable documents. Cost of \$20.00 per year will be debited from the Township checking account annually. Motion by Rod Bassage to set up a safety deposit box. Support by Anne Gary. Motion carried.

Signors on the account will be Treasurer Sarah Strong and Clerk Anne Gary. Signatures below by Supervisor and Clerk grant approval.

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Supervisor Russ Jennings

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Clerk Anne Gary

**I. Payment of Bills June** - Bills presented in the amount of \$17,857.40. Jason Shilling motioned to approve payment of the bills. Support by Rod Bassage. Motion carried.

**J. SPECIAL REPORTS**

**J.1. Zoning Administrator's Report** – Matt Ashenfelter, May report, copy provided to the Board.

**J.2. Branch County Commissioner's Report** – Commissioner Tom Matthew emailed report. Highlights from the report: 25 applications for new 922 Director, 911 Towers are all approved, Branch County Scrap Tire Recycling Event Saturday, August 28, 2021.

**J.3. Alganssee Library Report**- Librarian Lynnell Eash stated the IFD tagging project is now complete. Summer reading program runs through July 23, 2021. Solar light has been installed for the flagpole. Lynnell requested permission to place a temporary sign at the Hall regarding Summer Reading Program. Permission granted.

**J.4. Assessor's Report**- Assessor, Erica Ewers, May 4, 2021-June 7, 2021 copy provided to the Board. July Board of Review will need to be held and the date is Tuesday, July 20, 2021 at 2:00 pm. Plan on at least 30 minutes depending on questions. Erica has mailed out a number of letters regarding sales in the Township. Sale prices are still continuing to rise.

**K. Correspondence** – Clerk Anne Gary reviewed correspondence received. None required a response.

**L. Public Comment** – none

**M. Next Meeting**- The next regular board meeting will be Monday, July 12, 2021 7:30 pm at the Alganssee Township Hall.

**N. Adjournment**- Jason Shilling motioned to adjourn. Support by Rod Bassage. Motion carried. Board meeting was adjourned at 9:43 pm.

Anne Gary  
Alganssee Township Clerk