

Alganssee Township Planning and Zoning Commission Minutes

May 24, 2022

Call to Order: Chair Rodney Carpenter called the meeting to order at 7:05 P.M. held at Pine Ridge Church 258 S. Ray Quincy Rd., Quincy, MI 49082

Members Present: Chair Rodney Carpenter, Vice Chair Glenn Preston, Secretary Sharon Atkinson, Craig Fichtelberg Planning and Zoning Commission member, and Jason Shilling Township Representative

Also Present: Matthew Ashenfelter, also see attachment 2.

Attachments:

1. Zoning Permits
2. Sign-In Sheets

Approval of Agenda: Glenn Preston made a motion to approve the agenda as written, support by Craig Fichtelberg, motion carried

Approval of Minutes: Glenn Preston made a motion to approve the minutes of the April 26, 2022, supported Jason Shilling, motion carried

Old Business:

New Business:

1. Special Use Hearing for:

Property Owner: Generic Farming LLC, Dale Waligora

Applicant: Nicholas Michael

Applicant Address: 203 Crockett Dr
Quincy, MI 49082

Property Address: Brocklebank Rd
Quincy, MI 49082

Parcel Number: 120-017-200-010-99

Request: Split 10 acres to be combined with 862 Hall Rd, Quincy, MI 49082, Parcel Number 120-017200-025-01 split frontage will be on Hall Road. Parent parcel is currently 62 acres of active farm ground with frontage on Hall, Brocklebank and E. Central Roads.

Rodney Carpenter recused himself due to the properties being in proximity to his farm.

Opening Statement: Nick Michael state he wanted to have additional acreage for possible barn.

Public Comment: Dave Weber asked how many splits does the property have, Matt Ashenfelter responded that there are 5 splits.

Closing Statement: Same as opening.

Discussion: This satisfies all zoning requirements.

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Facts and Findings: This satisfies all zoning requirements in the Zoning Ordinance 4.03.L.

Sharon Atkinson made a motion to accept the zoning request as presented, support by Jason Shilling, motion carried

2. Special Use Hearing for:

Property Owner: Generic Farming LLC, Dale Waligora

Applicant: Menno Schwartz

Applicant Address: 203 Crockett Dr
Quincy, MI 49082

Property Address: Brocklebank Rd
Quincy, MI 49082

Parcel Number: 120-017-200-010-99

Request: Split 8 acres for dwelling site and farm. Parent parcel is currently 62 acres of active farm ground with frontage on Hall, Brocklebank and E. Central Roads.

Rodney Carpenter recused himself due to the properties being in proximity to his farm.

Opening Statement: Menno Schwartz stated he is wanting to build a house and have acreage to farm.

Public Comment: Dave Weber concern in township how some of the properties have multiple families on one parcel. What happens when you split them off to smaller parcels. Matt Ashenfelter explained we have to go by the zoning ordinance and we may possibly have AG Urban properties and the ordinance is always changing and invited him to attend our meetings when we discuss changes to the ordinance. Brian Walker stated how Ovid Township does splits.

Closing Statement: Same as opening.

Discussion: None

Facts and Findings: This satisfies all zoning requirements in the Zoning Ordinance 4.03.L.

Craig Fichtelberg made a motion to accept the zoning request as presented, support by Sharon Atkinson, motion carried

3. Special Use Hearing for:

Property Owner: John Girod

Applicant: John Girod

Applicant Address: 611 Hamman Rd
Reading, MI 49274

Property Address: 611 Hamman Rd

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Reading, MI 49274

Parcel Number: 120-033-200-005-95

Request: Two (2) Splits of 9.5 acres for two (2) new dwelling sites and farms. Parent parcel is currently 50.48 acres single family farm ground with dwelling and outbuildings.

Jason Shilling recused himself due to the properties being in proximity to his farm.

Opening Statement: John Girod stated he wants to do the splits.

Public Comment: None

Discussion: Rodney Carpenter asked how many splits are left after this, Matt Ashenfelter responded that this is the last splits, Rodney Carpenter then asked John Girod if he understood there were no more splits after this, his reply yes he is okay with that.

Closing Statement: Same as opening.

Facts and Findings: This satisfies all zoning requirements in the Zoning Ordinance 4.03.L.

Sharon Atkinson made a motion to accept the zoning request as presented, support by Craig Fichtelberg, motion carried

4. Special Use Hearing for:

Property Owner: Michael and Sandy Watson

Applicant: Midwest V, LLC

Applicant Address: 1435 Fulton St. 2nd Floor
Grand Haven, MI

Property Address: E. Central Rd
Coldwater, MI 49036

Parcel Number: 120-007-400-005-96

Request: Rezoning from R-2 to C-1 to facilitate construction for commercial development

Opening Statement: Jason Raleigh seeking for the company to see if the property can be rezoned. Development team looks at areas and Alganssee Township does not have a lot of C-1 areas. There is no design or contract at this time.

Public Comment: 13 Alganssee Township Residents spoke against and one non resident. Received 1 email for the rezoning and 8 emails and a petition with 180 signatures and 160 signatures were not Alganssee Residents against the rezoning.

Closing Statement: Jason Raleigh they don't know if there is going to be a Dollar General Store they have not submitted a design and he does not have a signed contract. They did a traffic study which showed no increase in traffic and understand the concerns of the residents, they are looking for the opportunity to develop property and bring in additional revenue and taxes.

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Discussion: Sharon Atkinson read Zoning Ordinance Sections 8.02, 8.03, 6.02 and 6.03 to let everyone better understand what is permitted by right and special use in R-2 and C-1 property.

Facts and Findings: The current R-2 zoning allows only limited commercial development and would require the township to amend the current zoning map and is not consistent with the Master Plan.

Sharon Atkinson made a motion to deny the zoning request as presented, support by Craig Fichtelberg, motion carried

Report from Township Representative: Nothing to report.

Report from Zoning Administrator: See zoning report.

Report from ZBA Representative: Nothing to report.

Public Comments: Stephanie Weber asked people pay attention to the annex of the property behind the Marathon gas station.

Next Meeting: June 28, 2022 at 7:00 P.M.

Jason Shilling moved to adjourn the meeting at 8:40 P.M., supported by Sharon Atkinson, motion carried.

Submitted by
Sharon Atkinson
Secretary