

June 2, 2003 Planning and Zoning Commission

Monday, June 2, 2003, the Planning and Zoning Commission meeting was called to order at 8:00 p.m. at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All Planning and Zoning Commission members were present Chairman Dave Gilbert, Pricilla Dodd, Rodney Carpenter, Representative from the township Board Russell Strong and Secretary Glenn Preston.

Agenda- Glenn Preston motioned to accept the agenda. Support by Russell Strong. Motion carried.

Minutes- Russell Strong motioned to accept the April 28, 2003 Planning and Zoning Commission minutes. Motion supported by Pricilla Dodd. Motion carried.

Old Business- Glenn Preston motioned to bring off the table from the April 28, 2003 Planning and Zoning Commission Public Hearing for **the special use request of Noah A Girod of 659 Hamman Road, Reading, Michigan**, who is requesting a to build another house on a land split of his property, property code # 120-033-200-005-02. Russell Strong supported the motion. Motion carried. Chairman Dave Gilbert explained the status of Land Splits after November 1980. He also explained the history of the particular parcel as recorded at the County Register of Deeds Office. Chairman Gilbert explained that there can only have one home per lot. See Facts and Findings of the April 28, 2003 Planning and Zoning Commission minutes. Glenn Preston moved to deny the Special Use permit. Russell Strong supported the motion. Motion carried. Chairman Gilbert asked if there was anymore old business. There wasn't any.

Report from the Township Board- Russell Strong said he didn't have any.

Report from Zoning Board of Appeals- Chairman Gilbert said they didn't meet last month.

New Business- Chairman Gilbert asked if there was any new Business. There wasn't any.

Public Hearing for a Special Use Request for Dwayne McNall of 1055 Fisher Road, Quincy, Michigan, property code # 120-010-200-010-00, is requesting a special use permit for another home on his property. Dwayne McNall's opening statement, he said he is requesting a special use permit for a home under Algansee Township Zoning Ordinance Section 5 Bonus Lot, also it is not a wetland and it is not marketable timber. Chairman Gilbert asked if there were any questions from the public. There wasn't any.

Deliberation and Facts and Finding- 5.5 B- meets the requirements.

5.04- meets front, side and rear setback requirements.

5.05 meets density requirements.

5.06- meets minimum floor area, 38 x 60.

11.14 meets road front area with 120 feet.

11.21 meets requirements.

Rodney Carpenter motioned to grant the special use permit under Bonus Lot in the Algansee Township Zoning Ordinance to Dwayne McNall. Russell Strong supported the motion. Motion carried.

Zoning Ordinance- Chairman Gilbert said that the revised zoning ordinance is ready. There was discussion about an open house for the public to come and review and ask questions about the zoning ordinance. Rodney Carpenter motioned to hold the open house Saturday June 28th from 10:00 to 12:00. Glenn Preston supported the motion. Motion carried.

Next Meeting- The next regular meeting will be June 30, 2003 at 8:00pm.

Adjourn- Russell Strong motioned to adjourn. Rodney Carpenter supported the motion. Motion carried.

Glenn Preston, Secretary