

3-31-03 Planning and Zoning Commission Minutes

Monday, March 31, 2003 the Planning and Zoning Commission Meeting was called to order by Chairman Dave Gilbert at 7:10 p.m. at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All members were present Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd, Representative from the Township board Russell Strong and Secretary Glenn Preston.

Minutes- Russell Strong motioned to accept the minutes as presented. Rodney Carpenter supported the motion. Motion carried.

Agenda- Glenn Preston motioned to accept the amended agenda as presented. Russell Strong supported the motion. Motion carried.

Old Business- none

Report from Representative from Township Board- Russell Strong said he didn't have anything to report.

Zoning Board of Appeals- Dave Gilbert said they met to have an amendment to a previous appeal.

New Business- Public Hearing for a Special Use Request for Carmen L. Jacoby, of 425 Potter Road, Quincy, property code # 12-120-023-200-005-02 and tax ID# 38-0368906. She is requesting approval for a mobile home site with garage. In Carmen Jacoby's opening statement she said she is requesting approval to put a mobile home with garage in the northeast corner of section 23 in Algansee Township. The mobile home is 14 feet by 70 feet and the garage is 26 feet by 28 feet with 12 feet between the two buildings. She is making this request from the Zoning Ordinance under Section 5.02 D #4- Special Use Request. Chairman Gilbert opened the Public Comment portion of the Public Hearing. He asked if anyone had any comments. Seeing none he closed this portion of the public hearing. He asked if there was a closing statement. Carmen Jacoby didn't have one. Chairman Gilbert asked for questions from the zoning board. The board didn't have any question.

Facts and Findings:

1. Special Use Request fewer than 5.02 D-meets single family dwelling requirements.
2. Section 19.01-H- Single family home meets minimum width of 14 feet.
3. Meets all set backs.
4. Section 5.04 meets all area requirements.
5. Meets minimum road frontage of 100 feet.
6. Section 11.21 meets requirements for large acreage division.

Glenn Preston motioned to grant special use request for a single family dwelling to Carmen L. Jacoby at 425 Potter Road. Pricilla Dodd supported the motion. Motion carried.

Other New Business- Set dates for public hearings for Special Use requests-Glenn Preston motioned to hold a public hearing for a special use request from Dwayne McNall of 1055 Fisher Road for April 21, 2003 at 8:00p.m. Rodney Carpenter supported the motion. Motion carried. Glenn Preston motioned to hold a public hearing for a special use request from Daniel Jacoby of 1184

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Wolf Road for April 21, 2003 at 8:30p.m. Rodney Carpenter supported the motion. Motion carried. Glenn Preston motioned to hold a public hearing for a special use request from Mitch Miller of 1127 Wolf Road for April 21, 2003 at 9:00p.m. Pricilla Dodd supported the motion. Motion carried. Rodney Carpenter motioned to hold a public hearing for a special use request from Noah A. Girod for April 28, 2003 at 8:00p.m. Russell Strong supported the motion. Motion carried. Glenn Preston motioned to hold a public hearing for a special use request from Pricilla Dodd of 138 South Ray Quincy Road for April 28, 2003 at 8:30p.m Rodney Carpenter supported the motion. Motion carried.

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

Glenn Preston, Secretary