

Algansee Township Planning Commission Minutes 11/14/2008

1. On Monday, November 24, 2008 at 8:00 p.m. Chairman Rodney Carpenter called the Algansee Township Planning Commission meeting to order at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. All members were present Chairman Rodney Carpenter, Vice Chairman Pricilla Dodd, John Shilling, Tom Morgan, and Secretary Glenn Preston.

2. Approval of Minutes- Tom Morgan motioned to approve the October 27, 2008 minutes. Pricilla Dodd supported the motion. Motion carried.

3. Approval of Agenda- Glenn Preston motioned to approve the agenda. Support by Tom Morgan. Motion carried.

4. Old Business- Tom Morgan motioned to table Chris Donato's storage shed at 788 Bennett Drive until he gets back from Florida in May 2009. Support by Pricilla Dodd. Motion carried.

5. Report from Township Board- John Shilling reported not much going on.

6. Report from the Zoning Administrator- Russ Jennings reported he issued 3 zoning permits for the month of November.

7. Report for Zoning Board of Appeals- Pricilla Dodd reported the ZBA met on November 11th. The ZBA's interpretation for tree houses is as follows...A tree house used for recreational use and having floor area of less than 100 square feet shall not be considered a structure for the purpose of the Algansee Township Zoning Ordinance. It must, however, be mainly and safely supported by a tree and not block the view of the surrounding neighbors if placed in the set back area.

8. New Business- A. Special Use Hearing for Aaron Parys. Aaron Parys would like to build a single family dwelling on less than 40 acres in the Ag district at 486 South Fremont Road. Closing statement- Aaron Parys said he would like to build a house in the Ag district.

FACTS AND FINDINGS- ALGANSEE TOWNSHIP ZONING ORDINANCE

SECTION 4.04 DEVELOPMENT STANDARDS

All lots, building and structures in the AG zoning district shall comply with the minimum standards set forth in this section. Further more, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

A. Minimum Lot Dimensions 1. LOT AREA- the minimum lot area shall be shall be 40 acres, unless otherwise approved as provided above.

a. Each dwelling shall be located on a lot of record.

b. Each lot of record shall have no more than one (1) dwelling.

c. There shall be no minimum lot area for one (1) single family dwelling on any lot that was a lot of record as of November 1980, provided that the minimum yard requirements are met.

d. A lot less than 40 acres may be created and/or a dwelling may be located on a lot that is less than 40 acres without a special land use permit if that lot is an entire quarter-quarter section or a half of a half of a section.

2. LOT WIDTH- The minimum lot width shall be one-hundred (100) feet.

3. MINIMUM FRONTAGE- Each lot shall have a minimum lot frontage of at least one-hundred (100) feet along the road.

B. Minimum Yard Requirements

1. FRONT YARD- Any and all front yards shall be at least fifty (50) feet in depth from the front lot line. (See also Section 13.13)

2. REAR YARD- Any and all rear yards shall be at least twenty (20) feet in depth from the rear lot line.

3. SIDE YARD- Any and all side yards shall be at least twenty (20) feet in depth from the side lot line.

C. Building and Structure Standards

1. HEIGHT- No building or structure shall exceed thirty-five (35) feet in height with the exception of structures used solely for agriculture.

2. MINIMUM FLOOR AREA- Each dwelling unit shall have a minimum floor area of one-thousand (1000) square feet.

Aaron Parys meets all required standards in A, B & C section 4.04 Development Standards of the Algansee Township zoning Ordinance.

Tom Morgan motioned to approve the Special Use Permit. Support by Pricilla Dodd. Motion carried.

8. B. Bob Hetz- would like to do a Condominium Site Plan with 9 lots on the east side of East Channel Drive. The parent parcel has used 3 of the 4 land splits available according to the land division act. Tom Morgan will ask for the township board approval to consult with our township Planner Greg Milliken.

8. C. Wind Farm Seminar- There will be a seminar about wind farms put on by the Michigan State University Extension and Michigan Farm Bureau in early December.

9. Public Comments- none

10. Adjournment- The next schedule Planning Commission meeting will be on Monday, January 26, 2009 at 7:00 p.m. Tom Morgan motioned to adjourn. Support by Pricilla Dodd. Motion carried. The meeting was adjourned at 8:20 p.m.

Glenn Preston, Secretary