

**1. On Tuesday, May 26, 2009 at 7:30 p.m.** Chairman Rodney Carpenter called the regular meeting of the Algansee Township Planning Commission meeting to order at the Algansee Township Hall, 378 South Ray Quincy Road, Quincy, Michigan. Members present Rodney Carpenter, Pricilla Dodd, Amos Barnett, and Glenn Preston. Mick Belcher was absent.

**2. Minutes-** Amos Barnett motioned to approve the April 27, 2009 minutes. Support by Pricilla Dodd. Motion carried.

**3. Agenda-** Glenn Preston motioned to approve the agenda. Support by Amos Barnett. Motion carried.

**4. Old Business-**none

**5. Report from Township Representative-** Mick Belcher was absent.

**6. Report from Zoning Administrator-** Russ Jennings reported he issued 5 permits this month.

**7. Report from Zoning Board of Appeals-** Amos Barnett reported they met this month on May 13<sup>th</sup> request for a variance.

**8. New Business-** none

**Special Use Permit Request for Reuben A. Girod Jr.** to build a single family dwelling on less than 40 acres on Wolf Road for his son, under Chapter 4, section 4.03 in the Algansee Township Zoning Ordinance, property tax ID #120-024-300-005-98.

**Opening Statement-** Reuben A. Girod Jr. said he wants to build a home for his son on 9.7 acres.

**Public Comment-** Dick Knirk owns land adjacent to this proposed property and said no one can make a living on less than 10 acres of land.

**Closing Statement-** Reuben Girod Jr. reviewed their desire to build a house for their son who will raise goats and horses.

**Questions from the Planning Commission-** none

### **Facts and Findings-**

#### **Zoning Requirements: Chapter 4- Agricultural Zoning District**

**Section 4.03 L- Single Family dwellings** on less than forty (40) acres provided the following conditions are all satisfied:

**4.03 L- 1. Minimum Lot Size:** The minimum lot size for a single family dwelling shall be one (1) acre in area. *Size will be 9.8 acres, it meets that requirement.*

**4.03 L-2. Density:** The number of dwellings permitted on the site shall be based on the overall size of the site, as of the effective date of this Ordinance, June 13, 2008. For each whole 10 acres of land, not more than one dwelling shall be permitted (or four dwellings per quarter quarter section). (Sites less than 10 acres in size shall be permitted one dwelling unit.) *According to the Standards in Section 4.03 L. 2. parcel # 120-024-300-005-98 was approved for development in one dwelling unit by special Use permit by the Alganssee Township Planning Commission on May 26, 2009. Parcel # 120-024-300-005-98 was originally a part of parent parcel # 120-024-300-005-00, of which a total of 6 dwelling units are permitted. With this one unit created, 5 additional units are permitted from the parent parcel. This is the condition of approval of the special use permit for this parcel # 120-024-300-005-98, which needs to be attached to the deed.*

Glenn Preston approved the Special Use Permit with afore mentioned conditions. Amos Barnett supported the motion. Motion carried.

**9. Reviewed May 19<sup>th</sup>, 2009 Memorandum-** the Planning Commission agreed on the May 19<sup>th</sup> Memorandum and to proceed with a public hearing on the changes.

**10. Public Comment-** none

**11. Adjournment-** Amos Barnett motioned to adjourn. Support by Pricilla Dodd. Motion carried. The meeting was adjourned at 9:50 p.m. Next meeting date will be Monday June 29, 2009 at 7:30.

Glenn Preston, Secretary