

December 27, 2004 Planning and Zoning Commission Minutes

On **Monday, December 27, 2004 the Alganssee Township Planning and Zoning Commission** was called to order at 6:00pm at the Alganssee Township Hall, 378 S. Ray Quincy Road, Quincy, Michigan. Members present were Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd and Secretary Glenn Preston. Absent John Shilling.

Minutes- Pricilla Dodd motioned to accept the November 29, 2004 Planning and Zoning Commission minutes as presented. Rodney Carpenter supported the motion. Motion carried.

Agenda- Glenn Preston motioned to accept the agenda as presented. Rodney Carpenter supported the motion. Motion carried.

Report from the Township Representative- not here

Report from the Zoning Board of Appeals- none

Old Business- none

Special Use Request Public Hearing for Sean Nowicki, 809 E. Central Rd, Quincy, Michigan, property code # 120-017-100-015-04, was called to order by Chairman Dave Gilbert. Chairman Dave Gilbert explained the public hearing procedures. Opening statement by Sean Nowicki said he currently has 5 kennels and would like to build 10 more kennels for training police dogs; he said he is requesting this under Section 4.03- F- Kennels in the Alganssee Township Zoning Ordinance. Chairman Dave Gilbert opened the Public portion of the hearing and asked if anyone had any questions. Norm Knisely read a letter he wrote against the request. Debbie Landis said she is concerned about the noise of barking dogs from 10 more kennels for dog training, making a total of 15 kennels. Chairman Gilbert closed the public portion of the public hearing. Chairman Gilbert asked Sean Nowicki if he had a closing statement, he didn't. Glenn Preston motioned to table the request from Sean Nowicki until blue prints for the proposed building and site plan could be reviewed, and also seek permission from the township board to consult the Planner in this matter. Rodney Carpenter supported the motion. Motion carried. Rodney Carpenter motioned to reschedule the public hearing for January 31, 2005 at 7:00pm. Glenn Preston supported the motion. Motion carried. Debbie Landis of 787 E. Central Rd, Quincy, Michigan requested a copy of blue prints for the proposed building and site plan.

Rezoning Request for James R. and Nancy Woods of 172 Lakeshore Drive, Coldwater, Michigan, property code # 120-007-200-010-98, was called to order by Chairman Dave Gilbert. Chairman Dave Gilbert explained the public hearing procedures. Attorney Joe Hayes was present on behalf of James R. and Nancy Woods and he said in his opening statement the Woods are requesting this rezoning request under Section 21.05 in the Alganssee Township Zoning Ordinance. Chairman Gilbert opened the Public portion of the public hearing. Greg Allen of 113 Back bay Point is the neighbor to the east and he said he is in favor of the request. Darrin Phenix of 111 Backbay Point said he is in favor of the request. Brad Smith of 177 Lakeshore Drive said he is in favor of the request. Chairman Gilbert asked if there were any questions from the board. There weren't any. Chairman Gilbert asked if there were any additional public comments. There weren't any. Chairman Gilbert asked if attorney Joe Hayes had a closing statement. He didn't. Glenn Preston motioned to table the request and seek permission from the township board to consult with the township Planner. Pricilla Dodd supported the motion. Motion carried.

Adjourn- Glenn Preston motioned to adjourn. Rodney Carpenter supported the motion. Motion carried.

Glenn Preston, Secretary