



Quincy Joint Planning Commission
June 21, 2023
6:00 PM
Agenda

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval/Changes to Agenda
4. Approval of Minutes
 - A. April 12, 2023 Regular JPC meeting minutes
 - B. May 10, 2023 Regular JPC meeting minutes
5. Public Hearing
 - A. *Township* – Agricultural Land Splits
 - B. *Village* – Standards for RV Storage Facilities
 - C. *Village* – Personal Services in Residential District by Special Use Permit
6. Public Comment
7. New Business
 - A. *Township* – Agricultural Land Splits
 - B. *Village* – Standards for RV Storage Facilities
 - C. *Village* – Personal Services in Residential District by Special Use Permit
 - D. *Township* – Rezoning Request for 813 E Chicago Road
8. Public Comment
9. Next Meeting-
10. Adjournment

47 Cole St

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**JOINT PLANNING COMMISSION
APRIL 12, 2023
7:00 PM**

MINUTES

1. CALL TO ORDER AND ROLL CALL

- a. The meeting was called to order at 7:00 PM.

2. ROLL CALL

- a. Those Present: S. Walls, A. Craig, B. Badders, B. Gary, J. Tubergan
- b. Those Absent: B. Bowerman, M. Ostrander
- c. Others Present: Village Manager Brittany Butler, Township Zoning Administrator Matt Ashenfelter.

3. APPROVAL / CHANGES TO AGENDA

- a. Motion to approve agenda by A. Craig, second by B. Gary
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

4. PUBLIC COMMENT - none

5. NEW BUSINESS

a. Appointment of Chair

- i. Motion to appoint B. Gary as Chair by S. Walls, second by A. Craig
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

b. Appointment of Vice Chair

- i. Motion to appoint B. Bowerman as Vice Chair by S. Walls, second by B. Gary
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

c. Appointment of Secretary

- i. Motion to appoint B. Badders as Secretary by A. Craig, second by B. Gary
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

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- d. Village – Site Plan Review – 57 Cole Street – Breco LLC
 - i. Discussion took place in regards to setback for railroad, B. Butler explained that the construction would not interfere with railroad right of way
 - ii. Motion to approve site plan by A. Craig, second by B. Badders
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.
- e. Township – Discussion – Agricultural Land Splits
 - i. M. Ashenfelter explained current standards and how the Zoning Board of Appeals is approving requests and that the ordinance needs to be updated.
 - ii. M. Ashenfelter went over Butler township zoning ordinance update to amend the standards.
 - iii. Open discussion took place amongst the board regarding other townships and the land division act.
 - iv. B. Badders suggested 150’ road frontage and to follow Butler Township example.
- f. Village – Discussion – Standards for RV Storage facilities
 - i. Open discussion took place amongst the board regarding how other municipalities handle RV Storage, went over Lake Isabelle’s standards
 - ii. The following standards are requested for the ordinance update:
 1. Storage areas must be secure with a fence of at least 6 feet in height.
 2. Ingress / egress drives shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from road right-of-way) or from adjacent residential districts.
 3. No principal or accessory building shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling.
 4. The Planning Commission shall limit the number of vehicles stored outdoors.
 5. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited.
 6. The minimum parcel area shall be two acres and arranged so that ample space is available for all vehicles.
 7. Must comply with lighting standards
 8. Storage spaces need to be comprised of gravel, crushed stone and other approved materials listed in the driveway standards.

6. PUBLIC COMMENT / ANNOUNCEMENTS - none

7. ADJOURNMENT

- a. Motion by B. Badders at 8:10 PM, Second by B. Gary.



Quincy Joint Planning Commission
May 10, 2023
6:00 PM
Minutes

1. Call to Order and Pledge of Allegiance
 - i. Meeting called to order at 6:06 PM
2. Roll Call
 - i. Present: A. Craig, M. Ostrander, B. Bowerman, B. Badders, S. Walls
 - ii. Absent: B. Gary, J. Tubergan
 - iii. Others Present: Village Manager Brittany Butler, Township Zoning Administrator Matt Ashenfelter.
3. Approval/Changes to Agenda
 - i. Motion to approve agenda by A. Craig, second by S. Walls
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.
4. Public Comment - none
5. New Business
 - A. *Township* – Ordinance Update – Agricultural Land Splits
 - i. M. Ashenfelter recapped proposed ordinance from April 12, 2023 meeting and explained the amended ordinance. M. Ashenfelter also discussed problems that could arise such as building a house, then property owner wants to split and then in turn down the road do another split.
 - ii. M. Ostrander questioned if we will see older farms do this, M. Ashenfelter talked about open space preservation, the language will reduce the amount of ZBA hearings, and makes this a split by right.
 - iii. B. Bowerman questions reducing the requirement from 2 acres to 1.5 acres
 - a. M. Ashenfelter explained why the board came up with the 2 acres requirement with the calculation including setbacks etc.
 - iv. Open discussion took place between board members.
 - v. Motion to approve as presented and schedule public hearing on June 21, 2023 at 6PM by B. Badders, second by M. Ostrander
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

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B. *Village* – Ordinance Update – Standards for RV Storage facilities

- i. B. Butler read proposed ordinance update
- ii. M. Ostrander wanted the word “derelict” removed
- iii. Open discussion took place between board members.
- iv. Motion to approve as presented and schedule public hearing on June 21, 2023 at 6PM by A. Craig, second by M. Ostrander
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

C. *Village* – Ordinance Update – Personal Services in Residential District by Special Use Permit

- i. B. Butler explained the ordinance amendment
- ii. Open discussion took place between board members.
- iii. Motion to approve as presented and schedule public hearing on June 21, 2023 at 6PM by A. Craig, second by M. Ostrander
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

6. Public Comment

- i. M. Ashenfelter discussed 1080 E. Chicago Street with individuals living in tents which is also taking place on Squires Road – in which the magistrate decided to allow them 30 days to vacate
- ii. B. Badders questioned what was taking place on Corn Island, M. Ashenfelter EGLE will come back and investigate. B. Badders asked what was taking place with the dock situation, M. Ashenfelter stated that it is up to EGLE and will eventually have to come back in front of the JPC board.
- iii. Open discussion took place regarding Corn Island

7. Next Meeting- June 21, 2023 at 6 PM

8. Adjournment

- i. Motion to adjourn at 6:45 PM by A. Craig, second by M. Ostrander
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

Quincy Township Notice of Public Hearing

The Quincy Joint Planning Commission has scheduled a public hearing to approve a zoning ordinance text amendment proposal on June 21st, 2023 at 6pm at the Quincy Village offices, 47 Cole St. Quincy Mi.

QUINCY TOWNSHIP, BRANCH COUNTY, MICHIGAN, ORDAINS:

1. The Quincy Township Zoning Ordinance of July 1st, 2003, as amended in 2018 (hereinafter the "Ordinance"), shall be amended to allow parcel sizes in the Ag district with an existing dwelling a minimum size of two (2) acres and 150 ft of road frontage, as follows, to wit:

Section 5.207 Lot Size in Agriculture (A) District

Creation of lots or parcels that are less than forty (40) acres may be permitted in the following instances:

A. When the lot or parcel that is less than forty (40) acres is an entire quarter-quarter section or a half of a half of a quarter section. **However, if there is an existing dwelling on the split parcel the minimum lot size shall be two (2) acres with a minimum road frontage of 150ft.**

B. When the land division creation the new lot or parcel would permit use of the land in accordance with the purposes of the Agriculture (A) District (see Section 2.103) and with the Township Master Plan, and where the existing parent parcel being divided is between seventy-four (74) and eighty (80) acres. In this instance, a lot or a parcel being created through land division may be as small as thirty-five (35) acres.

If you have any questions regarding this hearing and the amendment proposal, plan to attend the hearing on June 21st. If you are unable to attend and have a concern, you may submit the concern in writing by June 21st, 2023 to: Matt Ashenfelter, Quincy Township Zoning Administrator, 228 Crockett Dr. Quincy MI, 49082



ORDINANCE # 239

**AN ORDINANCE TO UPDATE THE VILLAGE ZONING ORDINANCE FOR
ARTICLE 6 ADDING SECTION 6.44 RECREATIONAL VEHICLE STORAGE USE**

Recreational Vehicle Storage. Recreational vehicle defined in Section 22.02, including buses, motor homes, unmounted campers, camper shells mounted on a vehicle, camp trailers, boats on trailers, and tent trailers, may be stored on commercial district property subject to the following conditions:

- (1) **Number.** Joint Planning Commission shall limit the number of vehicles stored outdoors.
- (2) **Connection to Utilities.** Recreational vehicles parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.
- (3) **Use as Living Quarters.** At no time shall recreational vehicles parked or stored in commercial districts be used for living or housekeeping purposes.
- (4) **Location.** Recreational vehicles stored must be screened from view with a six-foot tall fence. No recreational vehicle storage shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling. The minimum parcel area shall be two acres and arranged so that ample space is available for all vehicles. Storage spaces need to be comprised of gravel, crushed stone and other approved materials listed in the Village of Quincy zoning ordinance standards for driveways.
- (5) **Ingress / Egress.** Entrance drives shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from road right-of-way) or from adjacent residential districts.
- (6) **Conditions.** Parked or stored recreational vehicles must be kept in good repair. Vehicles capable of being moved from place to place under their own power must be maintained in good running condition. All such recreational vehicles must be properly registered and insured.
- (7) **Junk RVs.** The storage of a junked recreation vehicle is prohibited. Recreational vehicles shall be junked when the cost of repairs to restore such vehicles to operating condition exceeds twenty-five percent of the replacement cost of the recreational vehicles in good working condition. Storage of vehicle components and parts, trash, supplies or equipment outside of a building is prohibited.
- (8) **Storage of Mobile Homes and Manufactured Homes.** The parking or storage of an unoccupied mobile manufactured home, being designed as a permanent structure for residential occupancy, is prohibited, except as may be permitted in the mobile home manufactured housing park district.

This Ordinance shall take effect 21 days after its adoption and publication as prescribed by law. The foregoing ordinance was duly adopted at a regular meeting of the Council of the Village of Quincy at which a quorum was present on _____.

Marci Clancy, Village Clerk

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ORDINANCE # 239
AN ORDINANCE TO UPDATE THE VILLAGE ZONING ORDINANCE FOR
ARTICLE 3 REGARDING SECTION 6.26 PERSONAL SERVICES TO BE ALLOWED
IN RESIDENTIAL DISTRICT BY SPECIAL USE PERMIT

Section 3.01 Table of Permitted Uses

P= Permitted By Right		S=Permitted by Special Use Permit					Blank = Prohibited			
Use	R	MF	RLB	MP	C	CBD	MU	I	Definition and Standards	
Commercial Uses										
Personal Services	S		S		P	P	P	P	6.26	

Section 6.26 Personal Services

(A) Definition. A commercial use dedicated to providing services to customers on the premises of the business.

(1) Examples include, but are not limited to:

- (a) Barber Shops/Beauty Salons
- (b) Nail Salons
- (c) Animal Grooming
- (d) Electronics/Small Appliance Repair

(2) The following uses shall not fall under this definition:

- (a) Professionals Offices (Lawyers, Accountants, Financial Services, Real Estate etc.), which shall be considered “Office”
- (b) Bank branches, which shall be considered “Retail”
- (c) Public Administrative Offices (for Village, County, State, Federal, School District, etc.), which shall be considered “Government/Public Uses”
- (d) Buildings dedicated solely to offices of Institutions of Higher Education, which shall be considered “Institutions of Higher Education”
- (e) Medical offices, which shall be considered “Medical of Dental Clinics”
- (f) Massage clinics, which shall be considered “Medical of Dental Clinics”
- (g) Uses requiring large fabrication or testing facilities, which shall be considered “Research and Development”

(B) Standards. No additional standards.

This Ordinance shall take effect 21 days after its adoption and publication as prescribed by law. The foregoing ordinance was duly adopted at a regular meeting of the Council of the Village of Quincy at which a quorum was present on _____.

 Marci Clancy, Village Clerk

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Quincy Township

Applicant Name: Daniel Summey
Street Address: 813 E Chicago Rd
City: Quincy State: MI Zip Code: 49082
Phone Number(s): 517-617-5412 Email: summeydan@yahoo.com

Applicant is the: Owner Lessee Optionee Contractor/Architect Other: _____

Property Owner/ Contact Name: Daniel Summey Same as above
Street Address: 345 N. Fremont Rd
City: Coldwater State: MI Zip Code: 49036
Phone Number(s): 517-617-5412 Email: summeydan@yahoo.com

REQUEST	<input type="checkbox"/> Zoning Permit	<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision
	<input type="checkbox"/> Special Use	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Permit After-the-Fact
	<input type="checkbox"/> Variance (Board of Appels)	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Other: _____

Project Location Or Address: 813 E Chicago Rd Quincy MI 49082
Purposed Use: Zoning change to C-2 commercial
Size of Building, Structure, addition: N/A Height: _____
Parcel ID No.: D80-020-100-045-99
Current Buildings set backs
Set Backs: Front yard: 336' Side yard: 170' + 190'
Water front yard: N/A Rear yard: 300'

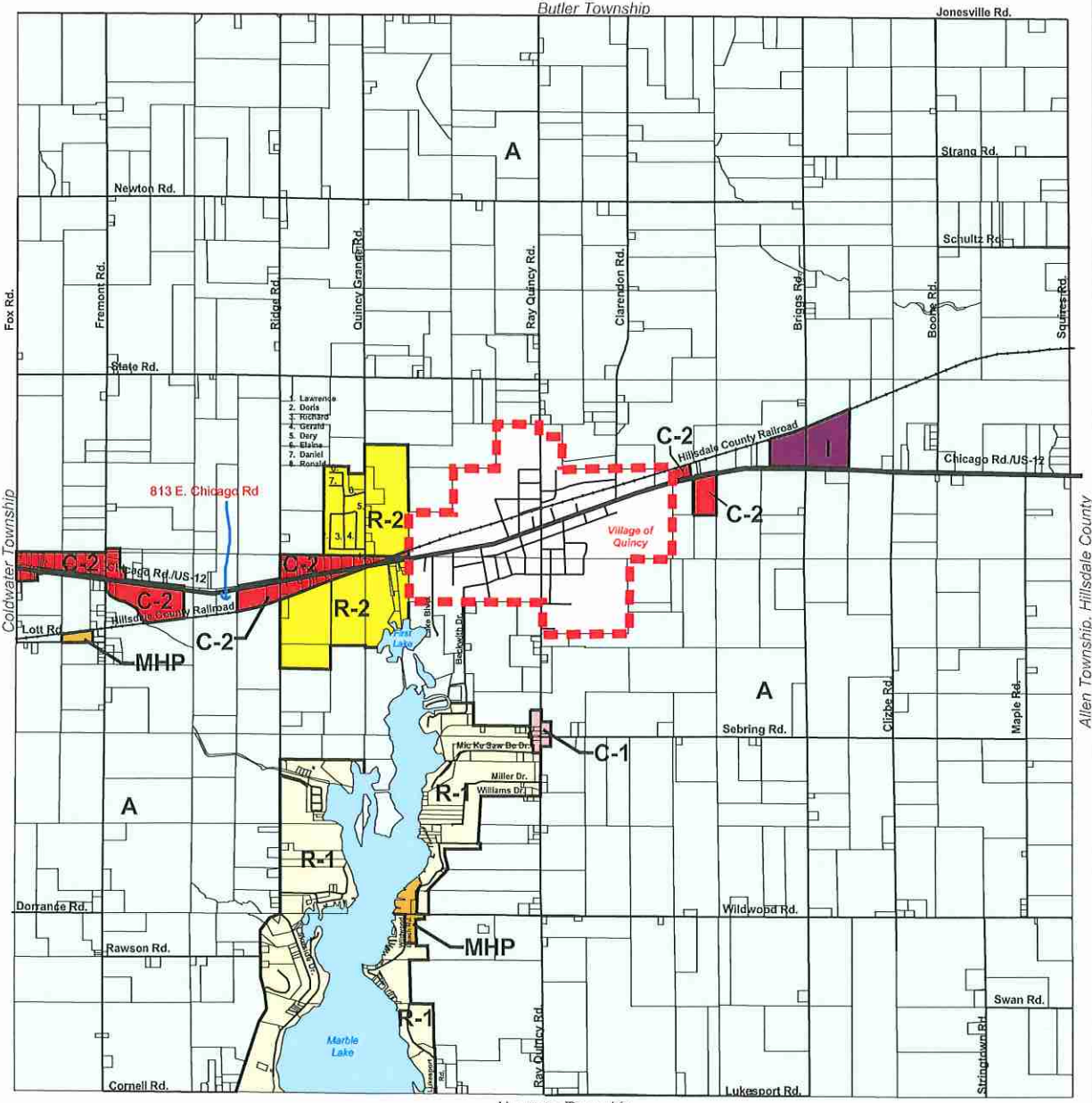
OFFICE USE ONLY	Date Received <u>5/18/23</u>	Materials Received	Approved / Denied Date: _____
	Zoned District <u>AG</u>	<input type="checkbox"/> Legal Description	
		<input type="checkbox"/> Site Plan	Expiration Date: _____
		<input checked="" type="checkbox"/> Fee Paid	
Zoning Administrator Signature: <u>[Signature]</u>			

I agree the statements made above are true, and if found not to be true, any Zoning Permit issued may be voided. Further I agree, any Zoning Permit issued is with the understudying all applicable sections of the Quincy Township Zoning Ordinance will be complied with. Also, I agree to notify the Quincy Township Zoning Administrator for the inspection before the start of construction and when locations of proposed uses are placed in the ground. Further, I agree to give permission for officials of Quincy Township, the County and the State of Michigan to enter the property subject to this permit application for purpose of inspection. Also, I understand any Zoning Permit issued only conveys land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Signature: [Signature] Date: 5/18/23

813 E. Chicago Rd - 8.27 Acre Parcel





Zoning Districts

	A	Agricultural District
	R-1	Lakeside Residential District
	R-2	Medium Density Residential District
	MHP	Manufactured Housing Park District
	C-1	Neighborhood Business District
	C-2	General Commercial District
	I	Industrial District

REVISION DATES

The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Quincy Township records for precise distances, areas of parcels, and boundaries.

I, _____, CLERK OF QUINCY TOWNSHIP, DO HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE MAP ADOPTED BY THE TOWNSHIP BOARD OF QUINCY TOWNSHIP, BRANCH COUNTY, MICHIGAN IN (DATE), AS WELL AS THOSE AMENDMENTS MADE AS OF THE REVISED DATE.

_____, TOWNSHIP CLERK

Zoning Map

Basemap Source: Branch GIS, Branch County
Data Source: McKenna Associates, Inc. 12/2002



813 E CHICAGO RD QUINCY, MI 49082 (Property Address)

Parcel Number: 080-020-100-045-99

Property Owner: SUMMEY, DANIEL

Summary Information

> Assessed Value: \$62,476 | Taxable Value: \$42,399

> Building Department information found

Owner and Taxpayer Information

Owner	SUMMEY, DANIEL 345 N FREMONT RD COLDWATER, MI 49036	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2022

Property Class	101 AGRICULTURAL-IMPROVED Unit	080 QUINCY
School District	QUINCY COMMUNITY SCHOOL DIST	Assessed Value \$62,476
MAP #	Not Available	Taxable Value \$42,399
User Number Index	Not Available	State Equalized Value \$62,476
DEATH CERT.	Not Available	Date of Last Name Change Not Available
AFF OF AFFIX	Not Available	Notes Not Available
Historical District	Not Available	Census Block Group Not Available
SURVEY	Not Available	Exemption No Data to Display

Principal Residence Exemption Information

Homestead Date 02/29/2000

Qualified Agricultural	June 1st	Final
2022	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$60,366	\$60,366	\$41,045
2020	\$60,546	\$60,546	\$40,479
2019	\$124,997	\$124,997	\$82,729

Land Information

Zoning Code		Total Acres	8.270
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

E 662 FT OF W 1/2 OF NW 1/4 LY S OF US 12 HWY & N OF RR R/W EXC COM AT W 1/4 COR OF SEC TH S 89DEG 15MIN 56SEC E 1281.64 FT TH N 00DEG 46MIN 46SEC E 990.58 FT TO N LI OF RR R/W & TO BEG TH SWLY ALG RR R/W S 82DEG 09MIN 19SEC W 101.15 FT TH N 00DEG 46MIN 46SEC E 700.14 FT TO C/L OF SD HWY TH N 82DEG 02MIN 22SEC E 70.88 FT TH NELY 82DEG 00MIN 51SEC E 30.30 FT TH S 00DEG 46MIN 46SEC W 700.36 FT TO POB SEC 20 T6S R5W SPLIT FOR 2000 OUT OF 100-045-00

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