

Albany Township Planning Commission–July 21, 2015

PUBLIC HEARING

The July 21, 2015 Public Hearing was called to order at 7:30 P.M. by Chair Michael Noll at the Albany City Council Chambers. Members present, Mike Noll, Gary Bloch Later, and Ryan Pratt. Clerk Diane Noll, Zoning Administrator Jerry Forster. Also present Supervisor Mary Rosen.

The Pledge of Allegiance was recited.

The purpose of this Public Hearing is the following:

On August 25, 1998 a Public Hearing was held on the current Zoning Map. On September 28, 1998 the Township Board approved the Zoning Map. Included in this zoning were parcels near the City of Albany that were zoned as commercial.

The Planning Commission has noted that many of these parcels are not being used or taxed as commercial and when a resident requests to build on their property, they are not allowed to unless the building will have a commercial use.

On April 22, 2015, the Planning Commission toured all the parcels that are zoned as commercial. They have proposed changes to these parcels that coincide with the use of the parcel. This evening we will be reviewing each parcel and owners present may comment on the Commission's decision.

Each parcel was reviewed as individual.

A motion to close public discussion was made by Commissioner Pratt seconded by Commissioner Bloch, motion carried.

ALBANY TOWNSHIP PLANNING COMMISSION WORKSHEET FOR FINDINGS OF FACT-REZONING

Findings shall be made in either recommending approval or denial of a rezoning application, and should reference specific sections of ordinances that apply to the project. Questions which you could be asking include, but are not limited to:

1. Does the proposal conform to the Townships Comprehensive Plan? Why or why not?

Yes, all changes conform to the Comprehensive Plan

2. Is the proposed rezoning compatible with the present and future land uses in the area of the proposal?

Present Zoning Commercial Proposed Zoning See Attached

3. If the property is rezoned, how will the environmental impacts be addressed?

there will be minimal environmental issues.

4. What are the potential impacts of the rezoning on the property values of the area in which it is

proposed?

Because the rezoning is to make the property compliant with the current use, there will be no financial impacts.

5. Is there a potential for public health safety or traffic generation impacts based on the proposed rezoning and how will they be addressed?

None

6. How are the potential impacts of the proposal on existing public services and facilities including schools, parks, streets and utilities being addressed and will this rezoning potentially overburden the service capacity?

No effect on Public Services

7. Other issues pertinent to this matter

A motion to recommend to the town board approval of the proposed rezoning and to include the township parcel was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

There will be no meeting for August 11 because of the School Referendum Election.

Motion to adjourn was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

Meeting adjourned at 9.08 P.M.

Respectfully submitted,

Diane E Noll

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Clerk/Treasurer

Planning Commission Chair: *Michael J Noll* Date: September 8, 2015