

ELK RAPIDS TOWNSHIP PLANNING COMMISSION

Pursuant to Public Act 267 of 1976, "Open Meeting Act." All meetings of the Planning Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.

MEETING AGENDA

Tuesday, April 15, 2014 - 6:30 PM

- A. Call to Order
- B. Attendance Sign-In / Sheet for Quorum
- C. Approval of Agenda for Tuesday, April 15, 2014
- D. Review and Approval of Minutes Draft for Tuesday, January 21, 2014

- E. Public Forum

- F. Zoning Administrator's Report, to include:

Lake View Project #06400365, C-100, Part of Section 33, T22N, R9W, Elk Rapids Township, Michigan, property owner Donald Hayden, Jr, for a proposed housing development on a portion of a 47 acre parcel located on Orchard Lane, Williamsburg, Mi. A Q&A session with the project engineers and the PC members with an informal 'Sketch Plan' opportunity that Chapter 17 provides.

- G. Old Business, any and to include:

PUBLIC HEARING #1: The Elk Rapids Township Planning Commission will hold a public hearing on Tuesday January 21, 2014 at 6:30 PM at the Government Center, 315 Bridge Street, Elk Rapids, Michigan to consider the following amendments to the Elk Rapids Township Zoning Ordinance as follows:

Amendment # 2014-01

Part 1. Amend Section 2.11-A – No permanent groin wall - delete in entirety

Part 2. Amend Section 2.11-B - Man-made extensions from shoreline - delete in entirety

Part 3. Re-identify Sections 2.11-C and D to become Section 2.11-A and B

PUBLIC HEARING #2: The Elk Rapids Township Planning Commission will hold a public hearing on Tuesday April 15, 2014 at 6:30 PM at the Government Center, 315 Bridge Street, Elk Rapids, Michigan to consider the following amendments to the Elk Rapids Township Zoning Ordinance as follows:

Amendment # 2014-02

AN ORDINANCE TO AMEND SECTION 1.03 DEFINITIONS AND SECTION 2.12 HOME OCCUPATIONS OF THE ELK RAPIDS TOWNSHIP ZONING ORDINANCE, RELATED TO HOME OCCUPATIONS

Section 1. Amendment of Section 1.03 Definitions. The existing definition of the term Home Occupation is hereby amended in its entirety as follows:

Home Occupation: Any occupation, profession or activity carried out for gain from a residential property that is clearly subordinate and incidental to the residential nature of the property.

Section 2. Amendment of Section 2.12 Home Occupation. Section 2.12 is hereby amended in its entirety as follows:

Section 2.12 Home Occupations

A home occupation may be permitted in a dwelling unit, provided that:

- A. The owner of the property shall reside at the dwelling of the home occupation;
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the gross floor area of the dwelling unit shall be used in the conduct of the home occupation;
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding one (1) square foot in area, non-illuminated, and mounted flat against the wall of the principal building;
- D. No home occupation shall be conducted in any accessory building;
- E. There shall be no sale of goods on the premises in connection with such home occupation, with the exception of ancillary products sold associated with the home occupation. For example, shampoo sold by a beautician;
- F. Parking generated by the conduct of such home occupation shall only be permitted in the driveway of the dwelling.
- G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot.

- H. New Business, any brought forward
- I. Correspondence
- J. Public Comments
- K. Members Comments
- L. Adjourn