

Elk Rapids Township Planning Commission
Draft Meeting Minutes – Tuesday, August 26, 2014

The meeting of the Elk Rapids Township Planning Commission was called to order by the Chairman, Shen Smith at 7:00 PM at the Government Center, 315 Bridge Street, Elk Rapids, MI 49629

Present: Shen Smith, Jim Lundy, Jean Derenzy, Renee Mischel, Dorance Amos, Pug Sliger

Absent: Bill Larson

Others Present: Len Harrett – Zoning Administrator, William Derman – Attorney
9 other people

Adoption of Agenda: Agenda for the August 26, 2014 meeting unanimously adopted by the board.
M/S - Derenzy/Lundy

Approval of Minutes: Minutes for the July 15, 2014 meeting unanimously adopted by the board with
M/S – Lundy/Derenzy changes correcting wording of a statement from Bill Derman regarding the zoning R-3 properties to R-1. (it stated R-3 to R-3)

Public Forum: None

Zoning Administrator Report: Status and updates on **Hayden-Lake view Project**.
There has been no communication regarding this project. Mr. Harrett made contact and was told they were not ready to proceed at this point.
It was decided that this request would be removed from the agenda until further notice.

Follow up on the Tabled **PHI Special Use Permit**:
Harrett passed out a copy of an article that was in the Elk Rapids News submitted by Dale Hull of PHI - It was a letter of information for the public.

Chairman Smith let Mr. Hull know that the board will need to see a Business Plan, what, when, how, and where before this becomes untabled.

Public Hearing: Opening of Public Hearing unanimously approved.
M/S – Lundy/Mischel

The Elk Rapids Township Planning Commission will hold a public hearing on Tuesday August 26, 2014 at 7:00 PM at the Government Center, 315 Bridge Street, Elk Rapids, Michigan to consider the following amendments to the Elk Rapids Township Zoning Map as follows:

Amendment #2014-3 The Elk Rapids Planning Commission will consider rezoning portions of ten (10) parcels of property west of South Bayshore Drive and/or US-31 and located north of Sunset Shores Subdivision.

These properties include:

Parcel Tax I.D. #05-06-029-014-10 - at 10482 Lakeshore Road
Parcel Tax I.D. #05-06-029-013-00 – at 10468 Lakeshore Road
Parcel Tax I.D. #05-06-029-013-10 – at 10460 Lakeshore Road
Parcel Tax I.D. #05-06-450-001-10 – at 10455 Lakeshore Road
Parcel Tax I.D. #05-06-450-002-00 – at 10434 Lakeshore Road
Parcel Tax I.D. #05-06-450-003-00 – at 10424 Lakeshore Road
Parcel Tax I.D. #05-06-450-004-00 – at 10404 Lakeshore Road
Parcel Tax I.D. #05-06-450-005-00 – at 10392 Lakeshore Road
Parcel Tax I.D. #05-06-029-015-00 – at 10400 South Bayshore Drive
Parcel Tax I.D. #05-06-029-011-00 – at 10354 South Bayshore Drive

The listed properties are either partially or completely zoned for R-3 (Multi-Family Apartment) use.

The Planning Commission proposes to rezone the listed parcels to be entirely R-1 (Single-Family Residential), to eliminate the existing split-zoned condition.

Planning commission consultant, Larry Nix, submitted a Memorandum to the Board in his absence regarding the proposed rezoning of the above 10 parcels. (please find it attached). His recommendations are as follows:

1. The rezoning will eliminate the current situation of split-zoned parcels. Split zoning can be problematic and confusing for property owners.
2. The requested rezoning is consistent with the Township Master Plan's future land use recommendation for the subject property, to the extent that the Plan suggests that the rural preservation of the community be championed.
3. The proposed rezoning would not be incompatible with the parkland to the north in the Village.
4. The requested R-1 zoning is consistent with the use of land in the area.

There was some discussion about deed restrictions on the Juniper Hills properties, but no further comments after that.

There was no correspondence received regarding this, and one comment made by Richard Pixley.

M/S – Lundy/Derenzy to close the Public hearing. It was unanimously approved.

M/S – Lundy/Mischel To approve the rezoning of the 10 properties from R-3 to R-1.

M/S – Derenzy/Lundy To amend the original rezoning motion to include the **4 bullet points that were in the Planning Commission Consultants Memorandum.**

Amendment to the original motion unanimously approved.

Old Business: None

New Business: None

Correspondence: None

Public Comments: One question: What happens if the County Planning Commission does not approve the rezoning request. She was informed that they cannot approve or disapprove, but can recommend what they feel should be done. Ultimately, it's up to the Township.

Members Comments: As of this date, there will not be a September 2014 meeting . There will be an October 21st, 2014 meeting, unless there is not a **quorum**. At this point, there is only the possibility of untabling the PHI request, but that will only happen if the requested material is submitted. Mr. Hull indicates he will be in contact with Len Harrett so his request can be untabled in time for the October meeting.

Chairman Smith points out that a written notice will be sent to the surrounding property owners if this PHI's request will be on the agenda.

M/S – Mischel/Derenzy Meeting adjourned at 7:38 pm