

**Elk Rapids Township/Village Joint Meeting
 Planning & Zoning Suggestion Committee – R-3 Selection Area**

DRAFT Meeting Minutes – Monday February 16, 2015

Chairwoman Julia Amos called the meeting to order at 6:30 PM at the Government Center, 315 Bridge St.

Present: Township – Julia Amos, Shen Smith, Renee Mischel, Jean Derenzy, Pug Sliger and Marshall Wright.
 Village – Lauaren Dake, Becky Lancaster, Matt Webb and Mike Szymanski.

Also Present: Steven Ravezzani, Village Plan/Zon Adm. Leonard Harrett, TWP Zon Adm. Patrick Brady and Emile Sabty.

Adoption of Agenda: Agenda for 2-16-2015 meeting was adopted unanimously.

Compilation – Top 5 Parcel Choices: Upon arrival each of the eight members had marked their selection of the top 5 parcels on a parcel list board. The Chair added to the list parcels #19-21 which was suggested prior to the meeting. There were no further changes to the list as it stood. Selection tabulation showed:

<u>Parcel--Select</u>		<u>Parcel--Select</u>		<u>Parcel--Select</u>	
1	1	7	6	13	0
2	0	8	7	14	0
3	0	9	5	15	1
4	2	10	2	16	4
5	2	11	2	17	3
6	3	12	2	18	2

The top four parcels were identified for selection in order #8, 7, 9 & 16. Mentioned but not selected were parcels # 6 & 17 which received three selections each.

The Chair asked the members to briefly mention what influenced their selection of the parcels. This showed that there were common grounds in general for the location of an R-3 area, such as sewers and water, access to amenities, or a choice between utilizing agricultural designated land or residential land.

The Chair read an email she received from Vince Cooper about his findings on R-3 taxing and zoning. Taxes will not change because they are based on land use, not as zoned. That, in a rezoning process, property owners and neighbors would be notified. Those buyers of non R-3 property will find it unlikely to be changed to R-3.

The Chair asked Emile Sabty to comment on why parcels #19-21 were not considered in his study for R-3 possible parcels?

Parcels #20 & 21: Originally when he started the study, he reviewed the Elk Lake Rd area, from parcel #20 down to Townline Road, which included a vast farmland area. But after going through the Collaborative Master Plan of 2013, “**Township Future Land Use**”, Pg 26-30, it became clear that this community was determined to preserve the farmland and open space. This was repeated in several places within the text. Further they concurred that intensive development should be concentrated in or near the Village. The Master Plan goes on to discuss in particular the Elk Lake Rd area and the emphasis on preserving it as a Scenic Corridor with the replanting of Maple Trees, a bike path, greater setbacks and the preservation of agricultural lands along the roadway.

After that, and in making his selections, the study would try to answer, who would be the residents who would choose the R-3 environment to locate there. It became apparent that the existing “R-3 type” locations do have commonalities. Adjacent to US-31 there are Bay Breeze, Sands, The Lodge & Bay Shore Condos. Adjacent to Cairn Hwy there are Vacation Village & Meadow View Commons. They have similar user amenities such as close medical facilities, Food Market, shopping facilities, eating facilities, a Post Office, parks and Walking to amenities vs. driving.

Parcel #19: This parcel is only 2.5 acres. It forms an island among roads. US-31 on the West, Williams Rd. on the North, Woodland Dr. on the East and half way on the South. After allowing for the US-31 ROW and the setbacks all around, there is hardly any suitable land left for an R-3 development.

The Chair with concurrence from the members deleted parcels #19-21 from the list. Discussion ensued as to the common priorities that can be attached to the selected parcels. There was consensus, such priorities would be:

1. Availability of water & sewers.
2. Preservation of Agriculture and Farming.
3. Location & walk ability.
4. Parcel size.

The members expressed that the Master Plan was a guide in making such selections, but how would this study connect with the Master Plan?

Shen Smith advised that the study would become an Addendum to the Master Plan listing the potential R-3 areas to be used by a developer; then the selected parcel would be rezoned to R-3. The Addendum becomes an addition to the Master Plan until it is updated.

Steve Ravezzani, Village Plan & Zoning Adm, gave a brief explanation of the Village sewer system and future outlook and posted a Gosling Czubak Engineering drawing of the current system. . He brought up its availability from the Village if an R-3 development is contemplated. The Village is going through updating the facilities and how it will end up is still being considered. The Chair asked him to try and answer some of the concerns and report back by the next meeting. Committee members with specific questions regarding water and sewer should direct those questions to Steve and he will compile them and forward them on to Gosling Czubak.

Len Harrett, Twp Zoning Admin, questioned what the Village's position might be on extensions into the township. Further discussion with them is needed.

The Chair, then asked if there would be any changes to the top parcel selection list. There was no change to the selection of parcels #8, 7, 9 & 16.

As there was no further business the Chair adjourned the meeting at 8:10 PM.

The next meeting will be held on Monday March 9, 2015 at the Government Center, 315 Bridge Street, Elk Rapids, MI.

Respectfully Submitted
Shen Smith
Secretary

pp: Emile Sabty