

# ELK RAPIDS TOWNSHIP

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

## **MEETING AGENDA – A JOINT MEETING BETWEEN ELK RAPIDS TOWNSHIP’S PLANNING COMMISSION & ZONING BOARD OF APPEALS**

Tuesday, January 20, 2015 6:30 PM

### **A. Call to Order**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

### **B. Attendance Sign-In / Sheet for Quorums**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

### **C. Approval of Joint Agenda for Tuesday, January 20<sup>th</sup>, 2015**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

### **D. Review and Approval of Minutes from previous meeting**

1. ERT Planning Commission October 21, 2014 Minutes
2. ERT Zoning Board of Appeals Meeting Minutes

### **E. Zoning Administrator’s Report, to also include:**

#### ER Twp Planning Commission

1. 2014 Zoning Administrator’s Report
2. Follow up on tabled PHI Special Use Permit with any actions deemed appropriate.
3. Follow up on Hayden Development Project
4. Question regarding Zoning Ordinance Section 2:11 Preamble & Section 17.05 D2.
5. General Correspondence.

#### ER Twp Zoning Board of Appeals

1. 2014 Zoning Administrator’s Report

**F. OPEN PUBLIC HEARING** For a Site Plan Review to be considered by the **ER Twp. Planning Commission** submitted per Ordinance Section 2.11 by **Debra Blinstrub** of Troy, MI, current owner of a platted 100’ wide waterfront property at **10915 Shore Drive, Williamsburg, MI 49690 Tax ID# 05-06-285-003-00**, Zoned R-1 Residential. The owner is requesting approval of plans to make land and vegetation alterations along and within the 25’ wide strip of land adjacent to the Elk Lake shoreline.

Zoning Administrator report, Township Planning Consultant Report, Antrim County Soil & Erosion report, Public Input, Close of the Public Hearing

### **G. Old Business, any brought forward:**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

**H. New Business (Both Boards), and any additional brought forward, and to also include:**

1. A joint ERT Planning Commission and Zoning Board of Appeals review of the current status of the Township Zoning Ordinance with identification of any possible updates needed to be compliant with all Zoning Acts that pertain to the procedures and operation of Elk Rapids Township zoning. Presentation by ERT Planner, Larry Nix, Williams & Works. **Session 1 of the “*Nutz & Bolts of Planning and Zoning*” Outline.** (Additional joint works sessions to be scheduled at later dates).
2. Report from Emile Sabty regarding the identification of ERT properties that may meet standards to become potentially new R-3 (Apartment/Multiple Family Dwellings) Zones within the Township.
3. Discussion of the process and objectives regarding the rights of property owners in possible rezoning situations.

**I. Public Forum**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

**J. Public Comments**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

**K. Member Comments**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals

**L. Adjournment**

1. ERT Planning Commission
2. ERT Zoning Board of Appeals