

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

The Joint Committee **Chair Julia Amos** called the meeting to order at 6:30 PM, Monday, March 30, 2015. Township and Village Sub-Committee members in attendance were:

Township PC: Renee' Mischel, Shen Smith (non-voting secretary) & Pug Sliger (Alternate for Jean Derenzy)
Township ZBA: Vincent Cooper, Marshall Wright, Julia Amos (non-voting chair) & Pug Sliger (non voting in this capacity at this meeting)
Village PC: Lauren Dake & Becky Lancaster
Village ZBA: Mike Szymanski & Bob Bassett (Alternate for Matt Webb)

Absent: Jean Derenzy (Twp PC) & Matt Web (Village ZBA)

AUDIENCE: Emile Sabty, Patrick Brady, Steve Ravezzani & Len Harrett.

AGENDA: A motion by **Bob Bassett**, 2nd by **Marshall Wright**, to approve the agenda as written. **MOTION CARRIED.**

MINUTES OF MARCH 9TH, 2015: **Chair Amos** asked for any additions or corrections to the minutes as published. A motion was made by **Becky Lancaster**, 2nd by **Bob Bassett** to approve the March 9th minutes as published. **MOTION CARRIED.**

RECAP OF MEETING OF MARCH 9TH: **Chair Amos** recapped that **Parcels #7 and #9** had received majority votes with the last meeting placing them the final list. The Chair asked if any committee member had reconsiderations or had a change of mind regarding any of the parcels under consideration.

Bob Bassett indicated that parcel 8 is in the right geographical area but he would like just part of the parcel not the entire parcel. **Chair Amos** indicated for this project, partial parcels aren't necessary with those decisions being made by the property owner and/or the potential buyer. **Mr. Bassett** then cautioned the committee that the Township should be aware of possible litigation on unreasonable parcels. **Emile Sabty** indicated that establishing two areas in the Township for higher density development was a very good idea. **Marshall Wright** indicated he had taken a closer look at parcels 6 and 8 in regards to them being previously discussed as "viewscape property". He felt they don't contribute to any scenic view making them more in keeping with the committee clustering goal. He indicated that he has reconsidered parcel 8 and would be in favor of having it on the final list. **Pug Sliger** indicated that he was in favor of adding parcels 16 and 17 in the Kewadin area of the Township to the final list as these parcels do meet the requirements for higher density. **Renee` Mischel** indicated that she was in favor of adding parcel 6 and 8, and also adding parcels 16 and 17.

Becky Lancaster indicated she would view favorable parcels 16 and 17. **Bob Bassett** also suggested adding parcels 8 and 6 to the list as they are closer to the Village. **Lauren Dake** questioned as to why the committee seemed to be avoiding the parcels in the north east section of the Township. **Bob Bassett** spoke that none of the parcels suggested in the north east portion of the Township are in keeping with the Master Plan. **Chair Amos** took the time to review with the committee the exact wording of the Master Plan in relation to the placement of

higher density development. All committee members were then in agreement that the Master Plan doesn't mention walk-ability, or a requirement that projects be only adjacent to the Village. It was then a consensus that grouping "like parcels" in the two identified areas of the Township would be allowable by the Master Plan. **Becky Lancaster** then proposed adding parcel 6, 16, 17 and 18 as they are ideal for residential development. **Patrick Brady** indicated he feels development should be built in closer to the Village.

A motion was then made by **Renee' Mischel**, 2nd by **Lauren Dake** to add parcels 6 and 8 to the final master list. **MOTION CARRIED** unanimously. Discussion regarding parcel 7 with the commercial value and it's possible proposed agricultural use garnered a motion by **Bob Bassett**, 2nd by **Renee' Mischel** to delete parcel 7 from the currently approved final list. By roll call vote – **MOTION CARRIED** unanimously.

Becky Lancaster indicated that parcels 16, 17 & 18 being in keeping with the Master Plan should be added to the final list giving future developers more options within the Township. **Pug Sliger** then made a motion, 2nd by **Mike Szymanski** to add parcels 16, 17 and 18 to the final approved list thus identifying two separate cluster areas in the Township for higher density developments. **MOTION CARRIED** – one member voting no.

Chair Amos reported the final approved list for presentation to the Elk Rapids Township Planning Commission. The following parcels having received review and approval by the R-3 Committed for use as higher density residential development parcels within the Township of Elk Rapids:

Deleted

Parcel 7 ID# 05-06-029-001-00 Added to the list March 9th and removed from the list on March 30, 2015

Final Approved List

Parcel 6	ID# 05-06-028-015-00	Added March 30, 2015	South of the Village of Elk Rapids
Parcel 8	ID# 05-05-028-001-00	Added March 30, 2015	South of the Village of Elk Rapids
Parcel 9	ID# 05-06-029-003-00	Added March 9, 2015	South of the Village of Elk Rapids
Parcel 16	ID# 05-06-010-014-20	Added March 30, 2015	North East in the Township (Kewadin Area)
Parcel 17	ID# 05-06-175-026-00	Added March 30, 2015	North East in the Township (Kewadin Area)
Parcel 18	ID# 05-06-175-025-00	Added March 30, 2015	North East in the Township (Kewadin Area)

(Parcel maps identifying the parcel numbers by location will be attached to these minutes for the record.)

Chair Amos indicated her satisfaction with the workings of the R-3 Committee and thanked them for their interest in the project, their hard work and due diligence in identifying potential R-3 development property within the Township. She recapped that the committee has met in sessions and deliberations on **February 16**, **March 9th** and finally with project completion on **March 30th**. She indicated that approval of this final set of minutes will be by email approval and presentation of the R-3 Committee findings will be given to the Elk Rapids Township Planning Commission for their next meeting.

As there was no further business at this time a motion was made by **Vince Cooper**, 2nd by **Mike Szymanski** to adjourn. **MOTION CARRIED**

Meeting was adjourned at 7:15 PM.

Respectfully submitted,
Shen Smith, Secretary, R-3 Joint Committee

4/18/15 Meeting Minutes approved by 7 of the 8 members attending via email to the Chair. jpa