

Elk Rapids Township Planning Commission

Special Meeting

Meeting Minutes – Thursday, August 13, 2015

Draft 1

- Present:** Shen Smith, Pug Sliger, Jean Derenzy, William Larson, Dorance Amos, Jim Lundy
- Absent:** Renee' Michel
- Others Present:** Len Harrett, Twp Zoning Admin, William Derman, Twp Legal, Larry Nix, Twp Planner, Brian Altonen and approximately 3 other people in attendance
- Called to order:** Chair Smith called the meeting to order at 6:30 pm with a quorum present.
- Adoption of Agenda:** Agenda for the August 13, 3025 Special Meeting unanimously adopted by the Commission **MOTION CARRIED**
M/S Sliger/Amos
- Public Comments:** None
- Approval of Minutes:** Minutes for the July 21, 2015 meeting unanimously adopted by the Commission With the correction of "though" to "through" in the third paragraph of "New Business". **MOTION CARRIED**

Zoning Admin Report:

RE: Hayden property/Orchard Dr. The road on Orchard Dr. is currently being widened in preparation for land division and creation of additional lots. They are currently planning on 3 lots, as soon as they can get approval, and then hope to build more road and create more lots, possibly next year.

An application for a Special Use Permit has been submitted by Rod Hammond (Uncle Rod's Auto Repair) on Wanigan Drive, in time for the September 15th 2015 meeting. He is requesting a Special Exception for Open Space Storage in Section 11. Mr. Hammond is now the owner of U-haul Franchise and needs the space for the rental trailers. Harrett cited Hammond for the amount of vehicles/trailers around the property and for not requesting a permit by the Planning Commission prior to taking this on. Harrett is providing the Commission Members with a copy of blue prints this evening. This will be a "use amendment".

Elk Rapids Township Zoning Ordinance text Amendment Review

Submitted by Williams and Works (Larry Nix) . Attorney William Derman submitted a "check list" in addition to Nix's memo. (see attached) Derman feels Nix's memo hit all points. The discussion was to decide to issue a Special Use Permit or a Use by Right for Altonen Farms request to open a Winery (making only Hard Cider and Perry at this time, however, leaving it open for wine in the future.) After Larry Nix's presentation and further discussion by the Commission (comparing to other communities) it was a **consensus that the Use by Right with Site Plan Review** is what should be done to best provide for this request. 9 particular points brought up for discussion were:

Being sure the request doesn't have a negative impact on the surrounding properties, set backs, parking, tasting room allowing for other types of sales on the property (i.e. food made on or off the property, rental rooms) and signage size to be put under the sign chapter 3 and in the Use by right. These points will be incorporated in the Use by Right with Site Plan Review.

Signs in an Agriculture Zone were also discussed. Nix brought up Section 303 which indicates that (2) two signs, not to exceed 50 Square Feet total is allowed.

A Motion to approve the amendment, adding section 1, 2, & 3. Section 2 will be regarding signage, that it will be in two sections of the ordinance, it will be item # 9 in the Use by Right and will be defined as follows: A winery in the ag district may be permitted two signs exceeding no more than a total of 50 square feet. Site Plan Review will be added to the items of condition in this motion as well.

M/S – Lundy/Amos Motion to put this proposed ordinance out for public hearing at the September 15, 2015 meeting.

Roll Call: Amos-yes, Lundy-yes, Sliger-yes, Derenzy-yes, Larson-yes, Smith-yes. Unanimously adopted.

Motion Carried

New Business: Chair Smith indicated that she feels that an item of new business over the course of the winter should be to possibly do an in depth study on the Elk Rapids Townships Ag zone. Other townships are far more progressive than ER. They are taking quite a few steps to encourage farmers to keep farming. She would like to add this as an item of new business to go through the ordinance with ideas to amend the AG zone. Larry Nix suggests before this is done, he feels a study group or invite some of the primary AG operators in the area to have a discussion with the Planning Commission. Asking them if they feel there are any problems with our current zoning regulations in this Township? Do our Township regulations limit them in any way? It was decided to possibly put it on the agenda for future discussion.

Public Comments: Brian Altonen thanked the Planning Commission for helping pull the ordinance text and the meeting together for his project very quickly. They appreciate the efforts by everyone.

Member Comments: Chair Smith thanked the Commission, Larry Nix and Bill Derman for their work on the project and meeting attendance on such short notice.

Adjourned: **Meeting adjourned at 8:01 pm.**

M/S Lundy/Amos