

Elk Rapids Township Planning Commission

Meeting Minutes – Tuesday, October 20, 2015 2nd Draft

- Present: Shen Smith, Jim Lundy, Pug Sliger, William Larson, Dorrance Amos, Renee' Mischel
- Absent: Jean Derenzy
- Others Present: Len Harrett, Zoning Administrator, Larry Nix, Planner, William Derman, Attorney
- Called to Order: Chair Smith called the meeting to order at 6:30 PM with a quorum present.
- Adoption of Agenda: Agenda for the October 20, 2015 meeting unanimously adopted by the commission.
M/S – Lundy / Mishcel **MOTION CARRIED**
- Public Comments: None
- Approval of Minutes: Minutes for the September 15, 2015 meeting were tabled until the next meeting of the
M/S – Amos / Lundy Planning Commission due to some changes the Zoning Administrator suggested but were not available at this meeting. **MOTION CARRIED**

Zoning Admin Report:

Len Harrett reported he has heard nothing from Pine Hollow.

Regarding the Hayden development, their application for Land Division has been approved and copies sent to Equalization and also to the applicant to create 3 buildable lots on the south side of Orchard Drive. A professional engineer has been verifying the road improvements and his findings have been completed. The engineer forwarded his report and his final billing to Shelley Boisvert, the Township Clerk. Chair Smith expressed some concern about a portion of the letter that indicated that the thickness of the blacktop was not up to the engineers standards, ie, how will it stand up to heavy trucks using the road. Harrett indicated that the thickness of the asphalt is to the Township Ordinance standards. The developer has also committed to putting another layer of asphalt on Orchard Drive when the future new north-south road is built that will service an additional 10 parcels. This development will require Planning Commission review.

Following up on the Winery Ordinance, Attorney William Derman put the amendment before the Township board the previous week and that he would publish the documentation in the Elk Rapids News. Chair Smith let the Commission members know that Emil Sabty offered to help Larry Nix codify the chapters for the amendment on the website.

There will be a ZBA meeting for property Williams Court (Wequagama Park Subdivision) in November.

Public Hearing:

Merchant Builders

M/S – Lundy/Amos Opening of the Public Hearing to consider a 72 x 40 ft warehouse to the back end of the Merchant property at 8692 Carin Hwy. Chair Smith is incorporating the official notice from the newspaper into the minutes. **MOTION CARRIED**

Pug Sliger abstained as his son is an employee of Merchant Builders and felt there would be a conflict of interest. Even though the Planning Commission determined there was not a conflict of interest, and as there were enough members in attendance for the vote, Sliger chose to abstain from voting.

Public Hearing:
Continued

The Zoning Administrator spoke of a couple of his initial concerns, but after further consideration he had no issues. Chair Smith asked if any members had any questions regarding the Williams & Works memo. There was a short discussion regarding the Public Health approval of the Septic System and whether or not it was necessary. It was determined this was matter of due process.

Larry Nix asked if the Zoning Administrator has a “sealed copy” of the site plan. (No, he does not.) Further requirements are, a letter from the Drain Office (Heidi Schaffer) , and a letter from the Fire Department (Pete VanDenBerg). Nix also questioned the “Dust Collector” that is located on the property and wondered where that will be relocated to as it wasn’t on the plans. (that was clarified).

The Planner recommended the approval of the plans, with the conditions that the following be submitted:

- 1) Sealed drawings be submitted to the Zoning Administrator,
- 2) A letter from the Antrim Cty Health Dept. regarding the suitability of the Septic System
- 3) A letter from the Township Fire Department signing off on the project.

Chair Smith spoke of a call she received from a resident on Spirea Drive and their concerns with the lighting on the new building. It was clarified that “Shoe Box” type lighting with no more than 100 watt bulbs will be used.

There was no Public Input.

Public Hearing Closed

M/S – Mischel/Larson

MOTION CARRIED

Chair Smith entertained a Motion to approve the **Merchant Warehouse** Site Plan be approved with the conditions of:

- 1) Sealed drawings be submitted to the Zoning Administrator (one original and two copies)
- 2) A letter from the Antrim Cty Health Dept. regarding the suitability of the Septic System and
- 3) a letter from the Township Fire Department signing off on the project.

M/S - Lundy/Smith

MOTION CARRIED

4- Yes 0-No 1-Abstain

Uncle Rod's Automotive Repair

The Commission will put this application on hold and requested new sealed, “to scale” site plans that show the property lines and required Green Belt.. Chair Smith let Mr. Hammond know that the Commission would schedule a special meeting if need be when he was ready. She also requested that the Township not cite Uncle Rods again, while this process is in motion.

Chair Smith then entertained a motion to waive the site plan requirements of topsoil types and topography of the lot.

M/S – Lundy / Sliger

MOTION CARRIED

The Commission asked Larry Nix to review the Elk Rapids Township Ordinance regarding fencing and green belt requirements, primarily between Commercial and Commercial and Ag and Commercial properties. Mischel also requested a short review of surrounding Township requirements for comparison.

New Business: Selection of Officers for the Elk Rapids Township Planning Commission
M/S – Amos/Sliger A motion was made to re-affirm the current officers for the next year (2016)
Shen Smith – Chair, Jim Lundy - Secretary, Renee’ Mischel – Vice Chair

MOTION CARRIED

M/S – Mischel/Lundy To amend the Agenda Format To delete the “Public Forum” from the Agenda, leaving the 1st “Public Comment” in the beginning of the meeting and the 2nd “Public Comment” toward the end of the meeting.

MOTION CARRIED

Public Comments: None

Member Comments: None

M/S – Lundy/Amos Motion to Adjourn at 8:03 pm