

## Elk Rapids Township Planning Commission

### Meeting Minutes – Tuesday, September 15, 2015 Approved

**Present:** Shen Smith, Pug Sliger, William Larson, Dorrance Amos, Jim Lundy

**Absent:** Renee Mischel, Jean Derenzy

**Others present:** Len Harrett, Twp Zoning Admin, William Derman, Twp Legal, Larry Nix, Twp Planner and approximately 9 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 September 15, 2015 meeting unanimously adopted by the Commission. **MOTION CARRIED**  
M/S - Lundy/Sliger

**Public Comments:** Scott Dennis who lives on Mattes Rd. questions why the residents have not received any written notices regarding the work that is taking place on Mattes Rd. regarding the Hayden Project. (There were approximately 5 people in attendance who reside on Mattes Rd.)

**Approval of Minutes:** Minutes for the August 13, 2015 meeting unanimously adopted by the Commission.  
M/S - Lundy/Amos **MOTION CARRIED.**

#### **Zoning Admin Report:**

Len Harrett updated Commission on the current status of the Hayden Property/Orchard Dr. which is mostly that the shoulders of the road are being upgraded and stabilized, because this is part of the requirements of the Ordinance.

Responding to Mr. Dennis's question regarding why there has not been a written notice to the residents on Mattes Rd. regarding the current road work - Harrett stated that there is nothing to inform the public about yet. They should have already received a letter from the engineer for the project. The people from Mattes Rd. acknowledged that they had. Further concerns are road maintenance and snow removal, and when there are new homes built, how would charging them work. Harrett stated that it is a "Private" road, and a Road Maintenance Agreement is being required by the Township so that all property owners who live on the road will share the cost of periodic maintenance.

The only correspondence received was a letter from the owner of the Wanigan Corp. supporting the work that Uncle Rods is requesting for extended parking/storage for his U-Haul Franchise.

Harrett also mentioned that he consulted with our Attorney regarding the proposed building of a 3 story home. In the end, 2 ½ stories are the limit and it is not appealable to the ZBA.

**Public Hearing:** **M/S Lundy/Sliger** Opening of the Public Hearing for Amendment #2015-1 unanimously approved. **MOTION CARRIED.**

Larry Nix, Township Planner with Williams Works has written an Amendment to Sections 1.03, 3.03 and 6.01 regarding the request from Bryan Altonen of Altonen Orchards to open a Winery/Perry and Tasting room. The proposed Amendments are a separate attachment to these minutes.

There was some discussion between Commission Members, Mr. Nix and one of the members of the audience. After all questions were answered and the Commission members were polled, the public hearing was closed.

**M/S Amos/Larson** Unanimously approved. **MOTION CARRIED**

**M/S – Lundy /Larson** Motion approved as written. Unanimously approved. **MOTION CARRIED. (See Amendment # 2015-1 attached.)**

In order to expedite this change, Chair Smith asked the Zoning Administrator to prepare the paperwork and submit it to the county so it can be put on their next meeting agenda.

The Public Hearing for Special Use Permit for Open Space Storage at 16167 Wanigan Dr. has been cancelled as the hearing was not properly noticed. It will be rescheduled.

Chair Smith asked Rod Hammond to attend the meeting anyway just for preliminary review purposes. There was discussion about fencing placement, property lines, and easements.

Larry Nix suggested the possibility of changing this request into an “Overflow Parking Lot” rather than Open Space Storage.

This was received as a positive change and would simplify the process. Chair Smith asked for a sketch plan review for the parking and display garden area.

Rod Hammond officially withdrew his application for a Special Use Permit for Open Space Storage. There will be a decision at a later time what to do with the application fee.

Motion called to accept the application withdrawal.

**M/S Lundy/Amos** Unanimously approved **MOTION CARRIED**

Chair Smith expressed some concerns about the Wiltse Storage Project, green belt/fencing issues and wondered if any of the other Commission members would like to visit the subject at a later time. It was decided to put the discussion of green belts and fencing on a “To-Do” list.

Old Business: None

New Business: None

Public Comment: Pat Brady commented on the large storage buildings going up on US31 South.

Member Comment: None

**Adjourned: Meeting adjourned at 8:05 PM**

**M/S Amos/Lundy**