

Elk Rapids Township Planning Commission
Meeting Minutes – Tuesday November 17, 2015 Corrected & Approved

Present: Shen Smith, Pug Sliger, Dorance Amos, Renee' Mischel

Absent: Jim Lundy, Jean Derenzy

Also Present: Len Harrett, Zoning Administrator, Larry Nix, Planner, William Derman, Attorney Rod Hammond, Brian Altonen and 5 others

Called to Order: Chair Smith called the meeting to order at 6:40 pm with a quorum present.

Adoption of Agenda: Agenda for the November 17, 2015 meeting unanimously adopted by the commission.
M/S – Mischel/Amos **Motion Carried**

Public Comments: None

Approval of Minutes: Minutes for the September 15, 2015 meeting unanimously adopted by the Commission
M/S – Mischel/Amos with the deletion of the word "equally" in the second paragraph of the Zoning Administrators Report. **Motion Carried**

M/S – Amos/Sliger Minutes for the October 20, 2015 meeting unanimously adopted by the commission, as published. **Motion Carried**

Zoning Administrators Report: Harrett has heard nothing on the Hayden Development project and has not received any correspondence regarding new requests.

#1 Review – Site Plan Modification /Expansion for existing site plan on approved Sept/2003 site plan for Rodney Hammond, Uncle Rod's Automotive on property located at 16175 Wanigan Dr. Elk Rapids Township MI. Review is to consider approval to add U-Haul rental and display activities to the site (Property Tax ID# 05-06-029-008-15) zoned commercial

Len Harrett, Zoning Administrator presented the proposed site plan to the Commission, along with his suggestion that the number of vehicles allowed in the area along Wanigan Dr. that will be used for displaying the vehicles that are available, be limited to a certain allowed number .

Larry Nix, Planning Consultant: As published, see Williams and Works recommendations attached. (approved with conditions) with the exception of a decision on how many vehicles can be parked on Wanigan Dr. at one time. Mr. Hammond is requesting 5 be allowed at one time.

Public Comment:

Gary Gretel representing the Grace Lutheran Church, located on the corner of US31 S and Wanigan Drive: voicing the concern of the Church members about the amount of vehicles parked along Wanigan Drive and could they be parked as such the that the tongues of said vehicles not be facing out as to impede church parking and grounds keeping. He also confirmed whether or not Uncle Rod's was planning to have a sign other than on their building. He is not.

Mr. Hammond indicated that he is willing to work with the church regarding the parking matter.

Chair Smith called for a motion to approve Review # 1 for the addition of parking and rentals of U-Haul Trailers and vehicles at the Uncle Rod's Automotive property located at 16175 Wanigan Dr. Elk Rapids Township, MI with the 6 conditions as outlined by our Township Planner, Larry Nix of Williams & Works. Specifically the amendment of #5, stating that any number of vehicles in excess of 5 at a time, would be moved to the overflow parking area.

- 1. All of the conditions and stipulations of the original site plan will remain in effect.**
- 2. The display of U-Haul vehicles shall be as indicated on the new site plan dated October 25, 2015.**
- 3. U-Haul vehicles may be parked on the overflow parking lot.**
- 4. There shall be no more than five (5) Uhaul products (trucks and trailers) displayed adjacent to Wanigan Drive on the Uncle Rod's Automobile Repair site.**
- 5. There shall be no more than 5 U-Haul products (trucks and trailers) parked on the Uncle Rod's Automobile Repair and U-Haul Rental site and the overflow parking area. (Need to work with the applicant to determine this number)**
- 6. All site signage shall be consistent with the provisions of the Elk Rapids Township Zoning Ordinance.**

M/S

Amos/Mischel Unanimously approved **Motion Carried**

Review # 2 – Site Plan Modification/Expansion for Existing Site Plan on approved site plan for the above described Uncle Rod's Automotive, Rodney Hammond, owner, to include a parking lot for the purpose of additional client repair auto parking and U-Haul rental trailers and vehicles. (Property Tax ID #05-06-385-016-00) & 05-06-385-017-00) located at 16167 Wanigan Drive, Elk Rapids, MI 49629.

Zoning Administrator questioned the Green Belt requirements, along with a time limit as to when the debris that is currently being stored outside belonging to Gordon Converse be removed. Additionally, what about outdoor down lighting in the future? Larry Nix indicated any additions to the approved site plan will require a future modification to the approved site plan. At this time, Chair Smith acknowledges a letter received to the Commission from Gordon Converse, current owner of the property, stating his support of the proposed use of the land and the objection to the required green belt requirements.

Zoning Administrator also let the Commission know that he is in receipt of the previously required "sealed" site plans.

Township Planner suggests approval of the request with outlined considerations:

- 1. There will be no outdoor storage on the parking lot site. All storage must be contained within the two existing buildings on the site.**
- 2. The parking area shall be maintained in a neat and orderly fashion at all time during the year.**
- 3. No inoperable or dismantled vehicles shall not be parked on the site.**
- 4. Vehicles shall not trespass on any adjacent property. All access shall be via Wanigan Drive.**

Zoning Administrator suggested #3 be changed to “No unlicensed vehicles” shall be parked on site. It was also suggested : # 5 and 6 be added to the conditions as follows:

5. The cleanup of all outside rubbish be removed by June 30, 2016 or risk being cited.
6. All planting and landscaping shall be accomplished by June 30, 2016. Which includes 5’ tall Blue Spruce trees on 8’ Centers spanning the south property line.

Chair Smith called for a motion to approve the **#2 Review – Site Plan Modification/Expansion for Existing Site Plan** as outlined by the Township Planner, Larry Nix, of Williams and Works as published, with modification to #3 and the addition of #5 and #6.

3. No unlicensed vehicles shall be parked on the site.
5. The cleanup of all outside rubbish be removed by June 30, 2016 or risk being cited.
6. All planting and landscaping shall be accomplished by June 30, 2016. This shall include 5’ tall Blue Spruce trees on 8’ centers spanning the south property line.

M/S # 2 Review is unanimously approved by the Commission.
Mischel/Sliger **Motion Carried**

Unfinished Business:

1. Brian Altonen regarding Township Zoning Ordinance Winery: After some discussion the Commission authorized, Larry Nix, Township Planner to meet with Mr. Altonen to discuss his questions and his options.
2. Township Greenbelt/Fencing Requirements for Commercial Property abutting Agricultural. After discussion, Commission consensus is to table the discussion until the Township Planner can provide a re-write of the proposed Greenbelt text amendments.
3. Township Planner update on status of the PHI project: There is nothing to report. At this point, the Commission should consider this issue closed.

New Business: None

Public Comments: None

Member Comments: Zoning Administrator asked if there will be a December meeting. Not at this time.

Bill Derman, Township Attorney commented on Green Belt and fencing requirements and the changes that are being made at 365 Outdoor Maintenance which have not been approved.

Adjournment: Motion to Adjourn at 8:49 PM
M/S – Amos/Mischel