

ELK RAPIDS TOWNSHIP

Pursuant to Public Act 267 of 1976, "Open Meeting Act." All meetings of the Planning Commission & Zoning Board of Appeals are open to the public and the public is welcome to address the Commissions on any item under its jurisdiction or on its agenda.

MEETING AGENDA – PLANNING COMMISSION

Tuesday, November 15th, 2016, 6:30 PM

A. Call to Order

B. Attendance Sign-In / Sheet for Quorums

C. Agenda Approval for Tuesday, November 15th, 2016

D. Public Comments

E. Planning Commission Minutes - Draft minutes of October 18th, 2016

F. Zoning Administrator's Report, to also include:

Any notices or correspondence received for the Planning Commission.

G. Public Hearing – Rezoning Initiated by the Elk Rapids Township Planning Commission for Two Properties on US-31 From R-2 Residential to C – Commercial:

1. Property #1: A parcel owned by Joseph A Nowak, owner of Nowak Cabinets, 11744 US 31 S, Elk Rapids, MI, Tax ID# 05-06-032-014-10, currently zoned R-2 Residential. Rezone it from R-2 Residential to C Commercial.
2. Property #2: A portion of a parcel owned by Charles W. Perry, 11690 US 31 S, Williamsburg, MI, Tax ID# 05-06-032-009-50. The land subject to rezoning is approximately 93'x112' fronting US 31 S and mainly used as access from US 31 S to the main property to the West. Rezone the partial parcel (93'x112') from R-2 Residential to C Commercial.

Open Public Hearing

Zoning Administrator Report

Other reports and pertaining documents

Township Planning Consultant Memo Report

Township Attorney Report

Public Input

Close Public Hearing

Township Planning Commission Input & Finalization

H. Public Hearing – Elk Rapids Township Zoning Ordinance Proposed Zoning Ordinance Text Amendments:

Amendment #2016-02

Part #1. Delete the word **Residential** from **Residential Mini-Storage** to read **Mini-Storage** where the text appears in the Elk Rapids Zoning Ordinance:

- a. **Amend Section 1.03 Definitions - Residential Mini-Storage.**
- b. **Amend Chapter 11, Section 11.05-C. Residential Mini-Storage.**
- c. **Amend Chapter 11, Section 11.05-C, Sub Section 3 - Buffering, in 1st paragraph.**
- d. **Amend Chapter 11, Section 11.05-C, Sub Section 5 - Building Design and Construction, in 1st paragraph.**

Part # 2. Amend Chapter 17 Site Plan Review, Section 17.05 Action on Application and Plans, Sub Section C text last part to read as follows:

C. "A notice shall be published once, at least fifteen (15) days prior to the date of public hearing, in a newspaper of general circulation in the Township to inform the general public of a site plan review."

Part #3. Amend Chapter 17 Site Plan Review, Section 17.11 Amendments to Approved Site Plan, Sub Section B text last part to read as follows:

B. "subject to the procedures and requirements of Chapter 17 Site Plan Review and Section 17.05-C of this Zoning Ordinance."

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I. **Unfinished Business**, and any additional unfinished business brought forward

J. **New Business**, and any additional new business brought forward

K. **Public Comments**

L. **Member Comments**

M. **Adjournment**