

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

Wednesday, May 18, 2016, 6:30 PM

- A. Call to Order
- B. Attendance Sign-In / Sheet for Quorums
- C. Agenda Approval for Wednesday, May 18th, 2016
- D. Public Comments
- E. Minutes - Review of minutes draft of January 19th, 2016
- F. Zoning Administrator's Report, to also include:
 - 1. Any follow up on Hayden Development Project.
 - 2. Any notices or correspondence received for the Planning Commission.
- G. **PUBLIC HEARING: Open Public Hearing on Proposed Amendments to the Elk Rapids Township Zoning Ordinance:**

AMEND ORDINANCE TO READ FOR SECTION 11.04, 11.05, 12.01 AND 14.01 OF THE ELK RAPIDS TOWNSHIP ZONING ORDINANCE, RELATED TO GREENBELTS. Removal of old section text to be replaced with text below:

ELK RAPIDS TOWNSHIP, ANTRIM COUNTY, MICHIGAN, ORDAINS:

Section 1. **Amendment of Section 11.04 with the addition of Subsection E. Section 11.04 E is hereby added as follows:**

E. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 2. **Amendment of Section 11.05 A. Section 11.05 A is hereby amended as follows:**

A. Open Space Storage - Provided that all such open space storage shall be screened on all sides by a solid uniformly finished and maintained wooded or masonry wall or fence of durable material, or a well maintained greenbelt, each of which shall be no less in height than that of the enclosed storage. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 3. **Amendment of Section 11.05 C with the addition of Subsection 8. Section 11.05 C(8) is hereby amended as follows:**

8. The Planning Commission may modify any buffer and/or greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 4. Amendment of **Section 12.01 B. Section 12.01 B is hereby amended as follows:**

B. Exterior yard storage shall be screened on sides and rear by a solid uniformly finished and maintained wooden or masonry wall or fence of durable material or a well maintained greenbelt, each of which shall be no less in height than the enclosed storage, loading activities or accessory structures or trucks except landscaping. The Planning Commission may modify this screening requirement as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 5. **Amendment of Section 14.01 C. Section 14.01 C is hereby amended as follows:**

C. If the parking area adjoins a residential zone, a greenbelt shall be provided and maintained between the parking area and the adjoining residential zone. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 6. Effective Date. This Ordinance is ordered to take effect seven (7) days following publication of adoption in Elk Rapids News, a newspaper having general circulation in the Township, under the provisions of 2006 Public Act 110, as amended.

Zoning Administrator Report & other pertaining documents.

Township Planning Consultant Memo Report

Township Attorney Report (if any)

Public Input

Close Public Hearing

Township Planning Commission Input & Finalization

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

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

1. **Whitewater Township Draft Recreation Plan 2016-2020** Larry Nix
2. **Altonen Orchard (Cider Works) Update** – Bill Derman
3. **Discussion regarding Twp Zoning Ordinance Setbacks**
4. **Any other new business brought to the attention of the PC.**

J. **Public Comments**

K. **Member Comments**

L. **Adjournment**