

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, October 18th, 2016, 6:30 PM

A. Call to Order

B. Attendance Sign-In / Sheet for Quorums

C. Agenda Approval for Tuesday, October 18th, 2016

D. Public Comments

E. Planning Commission Minutes - Draft minutes of August 16th, 2016

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

Any notices or correspondence received for the Planning Commission.

G. Site Plan Review Public Hearing to consider approving a Modification to a Previously Approved Site Plan, Under consideration is a request from **Joseph A. Nowak, owner of **Nowak Cabinets** located at 11744 US-31 South, Elk Rapids, Michigan. The property is zoned R-2 with Commercial use through a Special Use Permit, Tax ID #05-06-032-014-10. The applicant plans to add a 36'x44' addition to the rear of the existing structure (west side) for Cold Storage to store loaded trailers inside the addition.**

Zoning Administrator Report

Other reports and pertaining documents

Township Planning Consultant Memo Report

Township Attorney Report (if any)

Public Input

Close Public Hearing

Township Planning Commission Input & Finalization

PC Discussion for a possible rezoning for Nowak Cabinets for their R-2 parcel on US-31 to Commercial.

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

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

1. Discussion for Possible Zoning Ordinance Text Amendments:

Site Plan Review and Modifying Previously Approved Site Plan **add meeting notice & publication requirements to the Ordinance** for the required 15 day notice period.

2. Discussion for Possible Zoning Ordinance Text Amendments:

Review requirements and handling for new **Site Plans** and a new classification for the requirements and handling for **Modifications to Previously Approved Site Plans** different criteria – two separate issues?

3. Discussion for Possible Zoning Ordinance Text Amendment for Residential-Mini Storage:

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

17.11-B Any other proposed amendment which does not meet the criteria in Section 17.11-A shall be considered a major amendment and require a resubmission, review by the Planning Commission and payment of fee **subject to the procedures and requirements of Chapter 17 Site Plan Review section 17.05-C of this Zoning Ordinance.**

1.03 Definitions and Sec 11.05-C Residential-Mini Storage - Delete the word **Residential** from the title to read just **Mini-Storage**.

4. Annual Nomination for Planning Commission Officers Report from the Twp Clerk of their 2017 appointments to the Twp PC. Election of 2017 Planning Commission officers.

5. Discussion regarding updating and reprinting Elk Rapids Twp Zoning Ordinance following completion of any upcoming proposed zoning text amendments - re-codifying and updating Ordinance. (Last Ordinance printing was 2013)

J. Public Comments

K. Member Comments

L. Adjournment