Elk Rapids Township Planning Commission

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May 6, 1997 Regular Meeting

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order at 7:00 PM on Tuesday, May 6, 1997. All members of the Planning Commission were in attendance, except Felix Casillas. Also preser was John Shockley, Attorneys Turkelson & Derman, , Len Harrett, Fred Glinski and James Pixley. A quorum was established.

Public Hearing – Non-Conforming Upgrade From Class B to Class A for property number 05-06-475-021-00 (14033 Wahboos Trail, Elk Rapids, Michigan 49629. Property owned by Fredrick Glinski. The purpose of the upgrade if approved would grant conformance to the existing structure in order to increase the square footage of the existing home to bring it into conformance with the ordinance.

Hearing was opened to the public. No correspondence was received. No input was received from the public at the hearing. Mr. Glinski explained his proposed plans to add a second story increasing the size of the home by one bedroom and one bathroom. Roof lines will be situated so runoff would be diverted from the neighbor home. A motion was made by Shen Smith, 2nd by Dick Jobe to close the public hearing. MOTION CARRIED.

Facts Regarding The Project:
Sewers are not currently available to this area. Current house is located only 2 feet from the property lot line. A vacant 50 foot lot belonging to Mr. Glinski is adjacent to the lot on which the house is located. Both lots are currently under one property tax number. There are no plans currently to add a garage to this property. An expansion for the 1st floor would take up more than 50 percent of the open space. Water runoff from the roof hits the home immediately adjacent to the operty. Lot currently has a shed on the back of the project which would need to be removed. Current home is approx. 750 square feet. Township ZBA has already approved a variance for this expansion project thus causing this property owner a double fee regardless of the Planning Commission determining that the structure should not be upgraded.

Concerns of the Planning Commission:
None of the other homes in the area are two stories in height so approval of this project would set a precedent for the area Sewers are not currently available and discussion regarding possible sewer lines being brought into area indicated that there are currently no plans for this to happen. The addition of another bathroom for this project would increase the wast output currently draining into Elk Lake. Planning Commission very concerned regarding any deviation from the Master Plan regarding this residential area.

Discussion: Consensus of the Planning Commission was to deny this request because of the impact of the lack of sewer and the availability of the lot to be expanded laterally. Because of the position this committee has been placed in, and the expense that the property owner has already gone to, a motion was reluctantly made by Shen Smith, 2nd by Dorance Amos to approve the upgrade conditional upon the parcels being hooked up to the sewer when it becomes available and that the lots be combined and unsplittable for perpetuity. MOTION CARRIED. Township Board will be notified regarding ZBA holding hearings prior to Planning Hearings.

Minutes of March and April regular meetings were approved with a motion by Dorance Amos, 2nd by Ned VerHage with the following correction to the April minutes: S.O.B. which was tabled, will have the reference to John Ferrari removed from the minutes. MOTION CARRIED.

Ancient Mariner Dry Docks. Discussion regarding outside storage for proposed storage sheds sales area. Mr. Veliquette has been instructed by Len Harrett to present a sketch plan for Planning Commission review.

Change of Agenda Order. A motion was made by Shen Smith, 2nd by John Ferrari to move the 5th items to the fore front of this meeting. MOTION CARRIED.

Letter from ZBA Regarding Williams Road Undersize Lots. Discussion regarding the 29 50x90-105 foot lots and how development in this area should be handled. Review of Dr. Douglas Greenwold's proposal for a variance was discussed. John Shockley indicated that a special zoning district (Resort Residential) should be developed for the waterfront lots in this area. It was pointed out there are other areas in the township which have the same problems (Maple Harbor and the on -waterfront lots in Wequagamaw Park). Concern was expressed regarding the impact on Birch Lake if these undersized lots were allowed to be built up to the standards of a conventional home size. Consensus of the Planning Commission was that a study of the area should be undertaken, but all development in the township should follow the guidelines of the Master plan in relation to these areas with substantially undersized substandard lots. In reference to the Greenwold variance request the consensus was that the proposed project is substantially overbuilt for the size of the lot. A recommendation would be to deny the proposed variance request based upon the extreme variances needed to construct the proposed building. A committee was appointed by Bill Derman to study the discussed areas. Be it noted that this committee was not appointed by the Planning Commission.

A motion was made by Shen Smith, 2nd by John Ferrari to table the remaining items on the agenda and to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:30 PM.

Shen Smith

Respectfully submitted,

Shen Smith
Secretary