TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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May 6, 1993

The May Meeting of the Elk Rapids Township Planning Commission was called to order at 7:30 PM, on May 6, 1993 by the Chairman Richard Jobe.

Present - Richard Jobe, Dorance Amos, Leonard Klein, Ned VerHage & Shen Smith
Absent - John Boals & Dean Veliquette

A quorum was established. Also present were: Ken Smith, Mike Turkelson and Bill Derman representing the Township. Many members of the public were also present. A sign up sheet was distributed to record attendance.

PUBLIC HEARING

Dick Jobe opened the public hearing by reading a copy of the notice into the minutes. Purpose of this hearing is to consider a request for a modification to the original site plan on the Beach Resort Condominium Project regarding the placement of advertisement signage for the project.

Township attorneys established further that Mr. Wm Clous, Board of Directors (Elk Rapids Beach Resort) and Mr. Dick Maxwell, Manager were both authorized by the Owner's Association, The management and the Board to act legally in behalf of the Project.

It was noted that a sign had been placed on the property without the proper filing of a sign permit and was erected in a location not in compliance with the approved project site plan of January 1, 1989 and exceeding the Township Zoning Ordinance allowable square footage.

Residents of area spoke objecting to the colors used for the sign erected without permits. Current colors are yellow, orange & black. None of the residents in attendance were opposed to the current placement of the sign. Hearing was closed to Public Comment at this point in the meeting.

After much discussion, a motion was made by Leonard Klein, 2nd by Dorance Amos, to recommend approval of the request to modify the original site plan on the Beach Resort Condominium Project on North Bay Shore Drive Road, Elk Rapids, Michigan as follows:

To change the location of signage on the original site plan (1/11/89) to the Southeast corner of the project.

Said approval being specifically conditioned upon the following, to wit:

1. That all existing signs on the Project shall be removed prior to issuance of a sign permit for the new sign;

2.That the color of the new sign shall be dark green background with white letters;

3.That the new sign shall conform in all aspects with the Elk Rapids Township Zoning Ordinance;

4.That a revised color drawing of the new sign be immediately submitted to the Township Zoning Administrator for incorporation into the revised Site Plan. Said drawing to include a minimum, the following, to wit:

A.Size of lighted area;
B. Size of lighted letters;
C. Size and location of the work "NO";
D. Removal of the word "Vacancy" from the sign;
E. Overall height of sign;
F. Overall width of sign and sign base;
G. Indication as to how the sign base is to be constructed and covered;
H. Actual color scheme to be indicated thereon.

5.That the new sign shall not flash.

With no further discussion, the Motion was Carried.

Minutes will be sent to the County Planning Commission as soon as they can be typed for their input on this Site Plan modification. As project was a PUD, Elk Rapids Township Board will have final right of approval.

Ted Veliquette addressed meeting with a request for information regarding possible rezoning of M-Manufacturing property to A-Agricultural for the purpose of building a security house and/or residence. Dick Jobe and Township attorneys discussed matter with Mr. Veliquette. Suggestions was to purchase additional property for construction instead of rezoning M-Zoned property.

As there was no further business, a motion was made by Leonard Klein, 2nd by Shen Smith to adjourn.MOTION CARRIED

Meeting was adjourned at 10:15 PM.

Respectfully submitted,

Shen B. Smith, Secretary