Elk Rapids Township Planning Commission
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January 3, 2006

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Tuesday, January 3, 2006, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Renee Mischel, Shen Smith, Wm. Larson, Brian Altonen, Jim Lundy and Don Glowicki, Jr. A quorum was established. Also Present: Len Harrett, Brian Wegener, Dave Scheppe & Scheppe support staff.

Minutes: The minutes of the December/05 Planning Commission were reviewed. A motion was made by Renee Mischel, 2nd by Jim Lundy to approve as published. **MOTION CARRIED**: Y-7 N-0

PUBLIC HEARINGS

Hearing #1: ELK RAPIDS TOWNSHIP ZONING ORDINANCE – PROPOSED TEXT AMENDMENTS

Emile Sabty provided copies of the published ordinance proposed amendments to the Township Zoning Ordinance for the record (Printed Town Meeting Newspaper - December 15, 2005 & December 29, 2005):

The Elk Rapids Township Planning Commission will hold two (2) Public Hearings on the below mentioned subjects. The public hearings will be held on Tuesday, January 3, 2005, at 6:30 PM at the Government Center, 315 Bridge Street, Elk Rapids, MI 49629.

1. **Section 1.03 – DEFINITIONS. Change all the listed definitions from Alpha Numbering Sequence (A,B,C…) to Alphabetical Listing Sequence (Dictionary Sequence), and all reference to same within the Ordinance in Sections 4.04-D-3, 4.04-F-3-e, 10.02-F & 10.03-E.**

2. **Section 1.03 should be revised to add the following definitions:**

Grade

1. **Established Grade** – The average of the natural grade elevations surrounding the proposed structure.

2. **Natural Grade** – The grade as determined by the natural topography that existed before site alteration.

Structure Height – The vertical distance measured from the established grade, as determined in Section 2.02, to the highest poir the roof surface.

3. **Section 2.02 text should be revised to read as follows:**

Section 2.02 – GRADE LEVELS

A. All dwelling houses in any zone and all business places shall, subsequent to adoption of this Ordinance, conform to all established and determined grade levels.

B. The established grade shall be determined by averaging the natural grade elevations surrounding the proposed structure. The natural grade is the natural topography that existed before any site alteration.

C. It shall be unlawful to erect or construct a building in any zone with the top of the foundation or basement walls together with the plates thereof, more than twenty-four (24) inches above the established or determined grade level.

4. **All reference to "The Subdivision Control Act", currently in the Ordinance should be changed to show the new legislated name,"The Land Division Act, P.A. 288 of 1967, as amended (1996, Act 591)". This change to the Ordinance should be made in Sections 2.18-C-5, 2.18-D-5, and 2.19-A.**

5. **The following Lot Coverage text should be added to the Ordinance as new subsections 7.02-I, 8.03-E, 8.04-E and 10.03-F.**

   The maximum lot coverage shall not exceed thirty (30) percent of the gross lot area. Lot coverage shall include the area occupied by structures, dwellings, accessory structures, parking areas, driveways, patios, decks and other impervious surfaces.

6. **Section 17.02 should be revised to add the following text as subsection "C"**:

Section 17.02 – SCOPE

C. Subdivisions, Site Condominiums and Land Divisions, however these applications are Subject to Section 2.18 of the Elk Rapids Township Zoning Ordinance and other applicable Township Ordinances.

Emile Sabty opened the public hearing. No correspondence or public input was received for this public hearing. A motion was m by Shen Smith, 2nd by Jim Lundy to close the public hearing. **MOTION CARRIED**: Y-7 N-0

Following discussion regarding the proposed amendments, and specifically Item #4 which reads: "**4. All reference to " Subdivision Control Act", currently in the Ordinance should be changed to show the new legislated name, "The L Division Act, P.A. 288 of 1967, as amended (1996, Act 591)". This change to the Ordinance should be made in Sections 2 C-5, 2.18-D-5, and 2.19-A"** a motion was made by Shen Smith, 2nd by Renee Mischel to remove this section from the public hear **MOTION CARRIED**: Y-6 N-1. A motion was then made by Shen Smith, 2nd by Renee Mischel to approve the proposed amendments with the removal of #4. **MOTION CARRIED**: Y-7 N-0.

Public Hearing #2: The purpose of this public hearing will be to conduct a **Site Plan Review** for applicant David Scheppe, Sche Investments, 1225 S. Airport Rd. W, Traverse City, MI 49686, for property located at 8647 Cairn Hwy, Elk Rapids, MI 49629. Prop Tax # 05-06-015-023-15. Site plan is for the construction of additional storage units on the back section (West side) of an exis mini-storage facility on the commercial site. The plan includes nine (9) new 10'x10' storage units to be built attached to the bac the existing units on the West side, and fourteen (14) new 10'x15' stand alone storage units on the South side.

A motion was made by Shen Smith, 2nd by Emile Sabty to open the public hearing. **MOTION CARRIED**: Y-7, N-0. Support staff representing the Scheppe proposed storage facility indicated the site plan presented for our review with this public hearing was obsolete and a new set of site plans were passed out to the Planning Commission members. Mr. Scheppe assured the Planning Commission that there would be no change in exterior colors as the storage extension project would be in the same colors and design as the existing Scheppe storage facility. No public input or correspondence was received for this public hearing. A motion was made by Shen Smith, 2nd by Renee Mischel to close the public hearing. **MOTION CARRIED**: Y-7 N-0.

Discussion: Serious concerns were expressed by the Planning Commission that with new plans presented with the public hearing there has been no time granted to give the Planning Commission due diligence in adequately reviewing the new plan set for additions or lack of additions between the two different site plans presented to date. A motion was made by Don Glowicki, Jr. to table further discussion and review of the proposed site plan until the next meeting where a report on the newly received site plan can be received from the Township Planner. **MOTION CARRIED**: Y-7, N-0.

NEW BUSINESS:

Twin Bay Medical, Inc. – Albert Werth: A video presentation was given by Mr. Werth outlining the business and operating practices of Twin Bay Medical, Inc. which is in the process of purchasing the property currently owned by Hyco LLC, and known as "Kodiak Equipment", located at 11590 S US 31, Williamsburg, Mi 49690. Twin Bay Medical, Inc. wished a determination from the Elk Rapids Township Planning Commission regarding the area of "like use" for US 31. A motion was made by Shen Smith, 2nd by Jim Lundy that the proposed Twin Bay Medical, Inc. business which comprises light manufacturing and light retail does meet the "like use" definitions of the Ordinance for the (C) – Commercial Zone, and is in keeping with the goals of the Township master plan for the US 31 area of the Township. **MOTION CARRIED**: Y-7, N-0.

UNFINISHED BUSINESS:
Master Plan – Review: As the Planning Commission proposed to commence a review of the Township Master Plan, a listing of notices will need to be mailed out to the appropriate entities which have interest in the Elk Rapids Township master plan review process.

As there was no further business at this time, a motion was made by Jim Lundy, 2nd by Shen Smith to adjourn. **MOTION CARRIED**: Y-7, N-0. Meeting was adjourned at 8:57 PM.

Respectfully submitted,

Shen Smith, Secretary