Elk Rapids Township Planning Commission
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September 6, 2007

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Thursday, September 6, 2007, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. 49629. Present: Emile Sabty, Shen Smith, Jim Lundy, Renee Mischel, Don Glowicki, Jr., Brian Altonen and William Larson. A quorum was established. Also Present: Len Harrett, Larry Nix, Bill White, Jane White, Bob Streit, Larry Hayes, Dick Sanderson, Pat Brady, Mrs. Ed Hammer, and Christian Nelson.

Planning Commission Minutes: A motion was made by Renee Mischel, 2nd by Don Glowicki, Jr. to approve the draft copy of the July/07 minutes. **MOTION CARRIED: Yes-7, No-0**. The minutes from the August meeting were tabled to the September meeting.

UNFINISHED BUSINESS:

Septage Waste Storage or Treatment Facility: The Township board following their August board meeting, returned the proposed amendment regarding Septage Waste Storage or Treatment Facility to the Planning Commission with a recommendation to locate this proposed amendment in the "A" Agricultural Zone. Following discussion, a motion was made by Shen Smith, 2nd by Jim Lundy, to approve the following text and place for public hearing with the October meeting:

> "Amend Chapter 6, "A" AGRICULTURAL ZONE," Section 6.01 – **Permitted Uses** to add new Section 6.01 – N to read as follows:
>
> N. Septage Waste Storage or Treatment Facility – Only a closed septage waste storage tank or treatment facility regulated under Public Act 381 0f 2004, as amended may be permitted upon approval of a special exception by the Planning Commission pursuant to Section 19.07 of this Ordinance."
>
> **MOTION CARRIED: Yes-5, No-2**

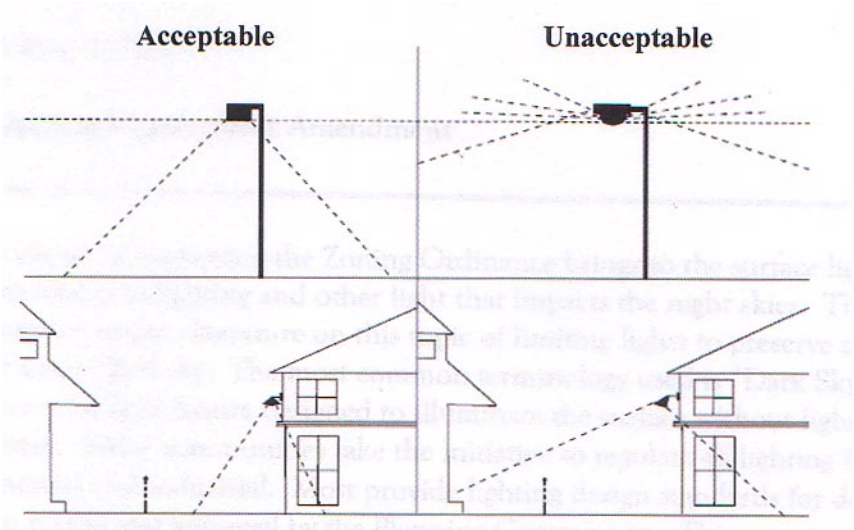
US-31 Standards – Public input was received regarding Township resident appointments for the creation of a three-five member committee review standards, setbacks and possible criteria for the US-31 Corridor. Discussion regarding the number of residents suggested for the forming of a committee was 3-5 residents and several from the Planning Commission. A motion was made by Bill Larson, 2nd by Shen Smith, to allow for the forming of a US-31 Corridor Committee. **MOTION CARRIED: YES-7, No-0**. Interested residents were requested to provide the Township Clerk or the Planning Commission chairman with their name if they might wish to serve on the committee. Public input included comments on "big box" development and a possible speed limit reduction for certain areas along the US-31 corridor.

On-Site Lighting Standards: A report by Elk Rapids Township Consultant, Larry Nix was reviewed. Mr. Nix indicated that currently there are 12 different references to "lighting" in the Ordinance. Several relate to sign lighting, another to mini-storage in the Commercial District, another to Wireless Communication Towers, another to Adult Entertainment Establishments, several in the site plan chapter, and another in the zoning amendment section. Based on input from the Planning Commission the goal for this discussion is to provide minimal regulations, and some additional research. The following draft was presented for Commission review and discussion:

Amend Section 17.04 (B-17) to read as follows:

"17. Exterior lighting locations with areas of illumination illustrated as well as the type of fixtures and shielding to be used. Lighting fixtures are to be of the cutoff variety only including wall and pole mounted fixtures. A fixture proposed on a light pole shall be no greater than twenty (20) feet in height and with down-lighting to be directed on site only. The Planning Commission may only permit taller or require shorter fixtures where the Commission determines that: unique conditions exist and where a waiver would reduce the number or size of light fixtures; not adversely impact neighboring properties; and permit fixtures in proportion to height and bulk of nearby building and other fixtures. Site lighting shall not exceed twenty (20) foot candles as measured six (6) feet above the ground surface, directly under the fixture."

An illustration like the one below may be included in the Ordinance.



Further review regarding lighting standards for Commercial & Manufacturing areas, and Residential areas will be on the agenda for the September meeting.

Election of Planning Committee 2007-2008 Officers: Chairman: A motion was made by Shen Smith, 2nd by Don Glowicki, Jr. to nominate and elect Renee Mischel to the office of Chairman of the Commission. **MOTION CARRIED: Yes-4, No-3**. Vice Chairman: A motion was made by Bill Larson, 2nd by Jim Lundy to nominated and elect Brian Altonen to the office of Vice Chairman of the Commission. **MOTION CARRIED: Yes-7, No-0**. Secretary: A motion was made by Shen Smith, 2nd by Jim Lundy, to nominate and elect Emile Sabty to the office of Secretary of the Commission. **MOTION CARRIED: Yes-6, No-0, Abstain – 1**.

As there was no further business at this time, a motion was made by Don Glowicki, Jr., 2nd by Bill Larson to adjourn. **MOTION CARRIED: Yes-7, No-0**

Meeting was adjourned at 8:31 pm.

Respectfully submitted,

Shen Smith
Secretary
Elk Rapids Township Planning Commission