Elk Rapids Township Planning Commission

Elk Rapids Township – Antrim County, Michigan
Shen Smith, Secretary
PO Box 175, Elk Rapids, Michigan 49629
April 6, 1999

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned Ver Hage, at 7:00 PM – Elk Rapids Township Hall, Corner of Spruce & River Streets, Elk Rapids, Michigan. Present – Renee Mischel, Dorance Amos, Shen Smith, Ned VerHage, & Harry Potter. Absent: Tom Dame & Don Glowicki, Jr. A quorum was established. Also in addition of the Zoning Administrator, Len Harrett, there were in the audience 52 guests.

With three public hearings on the agenda, the chairman opened Public Hearing #1 to the public.

Hearing #1: **Howard E. & Caroline Klausmeier** have submitted a request for Non-Conforming Use Upgrade from Class "B" to Class "A" for property located at 6638 Forest Drive, Kewadin, Mi 49648. Property tax number 05-06-250-020-00. Purpose of the Upgrade is to add a larger kitchen, utility room and front sun porch to the existing structure.

No correspondence and no comments were presented from the public. A motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing. After discussion, a motion was made by Harry Potter, 2nd by Ned VerHage to approve the non-conforming use upgrade on the property from "B" to "A". Shen Smith made a motion, 2nd by Dorance Amos, to amend the original motion to include that no construction would be allowed on the ground floor but only with the addition of a 2nd story. Vote on the amendment – carried. Vote on the original motion – carried.

Cairn Highway Re-Alignment – Carolyn Shah. The planning commission was updated with new input since the last meeting. Carolyn Shah spoke addressing concerns of the audience regarding her planned re-alignment. The planning commission requested copies of all reports received by Ms. Shah for the informational hearing scheduled for May 4th.

Hearing #2: **Eric B. Davis** has submitted a request for Non-Conforming Use Upgrade from Class "B" to Class "A" for property located at 14656 Williams Road, Elk Rapids, Michigan 49629. Property tax number 05-06-200-018-00.Purpose of the Upgrade request is to construct a 24' x 24' attached garage to the west side of residence. Residence is now 32' set back from road. The addition which will follow lines of existing home so that garage will appear to have been constructed at the same time as the home.

The hearing was opened for public input. Norbert Rook presented the proposal for the Davis family. Discussion regarding the existing storage building on the shore and the possible alignment of the proposed garage with the front of the existing home. As there was no public input and no correspondence was received a motion was made by Shen Smith, 2nd by Ned VerHage to close the public hearing.

A motion was made by Harry Potter, 2nd by Ned VerHage to approved the upgrade from "B" to "A".
A motion to amend the original motion was made by Shen Smith, 2nd by Ned VerHage to require as a condition of the upgrade the removal from the property of the existing 10'x20' storage shed located on the beach of the property. A motion to amend the amendment was made by Renee Mischel, 2nd by Shen Smith to request if possible that the garage location be aligned with the existing home. Motion on amendment to the amendment – carried. Motion to amend the original motion – carried. Original motion – carried.

Hearing #3: **Richard & Elaine Graham** have submitted a request for Non-Conforming Use Upgrade from Class "B" to Class "A" for property located at 6266 Rickenwidge Trail, Elk Rapids, Michigan 49629. Property tax number 05-06-003-031. Purpose of the Upgrade request is the construction of a frame dwelling to be used as our primary dwelling and to be attached to the existing cottage.

Please note – typographical error in meeting notice. The physical address of the property is 62666 Rickenwidge Trail, Elk Rapids, Michigan 49629. Correspondence was received on this proposal from neighbors expressing concern over the leaving of the existing cottage and the building of a new home on the lot. A motion was made by Renee Mischel, 2nd by Dorance Amos to table the hearing until a new site plan can be created showing the exact setbacks from all property lines and the high water mark. MOTION CARRIED.

MINUTES – A motion was made by Renee Mischel, 2nd by Dorance Amos to approve the January, February & March minutes. MOTION CARRIED.

Ordinance Amendment Proposals

Chapter Seventeen, Section 17.08. The existing section 17.08 currently reads:

"Section 17.08 - REQUIRED FEES. Any fee required by this Ordinance shall be paid to the Township Treasurer before any action shall be taken on the application. Said amount so received shall be retained whether the requested relief or action is granted or not and shall be used as provided by law. Fees may be changed by the Township Board at any regular meeting, which change shall be effective thirty (30) days from the date of publication of such change"

A motion was made by Renee Mischel, 2nd by Dorance Amos to add a sentence to this section indicating "that all expenses incurred by the Township through the review of, and in the course of carrying out a public hearing for a Special Use/Special Exception, Non-Conforming Use Upgrade, Site Plan Review, Site Plan Modification, or Rezoning, shall be at the expense of the applicant. MOTION CARRIED.

Chapter Three, Signs, Section 3.03 A. This section currently reads:

Section 3.03 - AUTHORIZED SIGNS (with a permit required): The following signs are permitted in any zone specified and may be erected and maintained, as provided for herein, after having obtained all necessary permit(s).
A. BUSINESS IDENTIFICATION SIGNS: On premise sign that identifies a business or other commercial enterprise. A permanently fixed changeable copy sign may be used in combination as an integral part with a business identification sign. Such changeable copy sign shall not exceed fifty (50) square feet.
Number Limitation: One (1)
Size Limitation: Fifty (50) square feet
Time Limitation: Permanent
Zones Allowed: C & M Zones

A motion was made by Shen Smith, 2nd by Ned VerHage to amend Chapter Three, Section 3.03 (A) to read:

A. BUSINESS IDENTIFICATION SIGNS: On premise sign**AGE** that identifies a business or other commercial enterprise. A permanently fixed changeable copy sign may be used in combination as an integral part with a business identification sign. ~~**Such changeable copy sign shall not exceed fifty (50) square feet.**~~

Number Limitation: ~~One (1)~~ replace text with **Two (2)**
Size Limitation: Fifty (50) square feet
Time Limitation: Permanent
Zones Allowed: C & M Zones

MOTION CARRIED.

Planning Commisison Compensation. Several members of the planing commission were not compensated correctly for the last year of service. Shen Smith will contact the Twp Clerk to straighten out this problem.

Mr. Patrick Brady addressed the planning commision regarding his taking offense at statements made by Harry Potter and Ned VerHage in-conjunction with discussion on the proposed Cairn Hwy re-alignment project. Mr. Brady wished to go on record as being "deeply offended" by being told that "Williams Road residents were holding the Cairn Hwy project hostage".

Conflict of Interest – Cairn Hwy Re-alignment Proposal. Carolyn Shah had previously indicated to the Twp Supervisor and the planning commision secretary, that she felt Dorance Amos may be in conflict to her proposed Cairn Hwy re-alignment project. Discussion of this subject determined the following: There is no vested interest either now or in the future, Dorance's in-laws were originally asked to participate in this project but declined. A motion was made by Shen Smith, 2nd by Renee Mischel to find no cause for a conflict of interest by Dorance Amos on the Caim Hwy re-alignment proposal. MOTION CARRIED. Dorance Amos abstained from this vote.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Dorance Amos to adjourn. MOTION CARRID.

Meeting was adjourned at 10:39 P.M.

Respectfully submitted,

Shen Smith
Secretary

NOTICE

The Elk Rapids Township Planning Commisison will be meeting in a joint session with the Elk Rapids Township Zoning Board of Appeals on Thursday, May 20th – 6:30 PM

Please bring your Zoning Ordinance & Master Plan

Discussion will be in regards to
Undersized Lots
US 31 Corridor
General Discussion between the two bodies

PLEASE TRY TO BE THERE FOR THIS IMPORTANT MEETING