Elk Rapids Township Planning Commission

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August 7, 2001

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order by co-chair, Renee Mischel, at 6:30 PM on August 7, 2001. Present: Renee Mischel, Shen Smith, Tom Dame, Emile Sabty, & Don Glowicki, Jr. Absent: Harry Potter & Jim Lundy. A quorum was established. Also in attendance: Helen Sawyer & Len Harrett.

Public Hearing #1: GARROW NON-CONFORMING USE UPGRADE FROM 4/30/99 Robert L. Garrow, Sherron L. Garrow, and Brian L. Garrow, 11343 Deepwater Point Lane, Rapid City, Michigan 49676 for property located at Williams Drive, Cairn Highway, and Birch Lake Road. Property Tax #05-06-600-050-00. The purpose of this public hearing is to consider definition of Item #7 of the "Conditions of Upgrade" of April 30, 1999 - currently reading: " #7: That there shall be no year around use of the studio contained above the garage".

This public hearing was not properly noticed thus was cancelled with a reschedule date for the September meeting.

Public Hearing #2: HELEN SAWYER NON-CONFORMING USE UPGRADE from Class "B" to Class "A" for structures located at 6806 Birchwood Drive, Elk Rapids, Michigan 49629. Property tax #05-06-250-009-00. Property currently contains a cottage with an attached one car garage. Applicant wishes to upgrade structures in order to convert attached garage and outside patios into living quarters. The hearing was opened to the public. Mrs. Sawyer spoke as to the merits of her project. As there was no additional input from the public, a motion was made by Shen Smith, 2nd by Tom Dame to close the public hearing. Y/5 N/0 MOTION CARRIED.

Discussion regarding the existing setbacks from the footprint to the property lines on all side of the structure indicated that proposed additional living quarters for the garage would not impact the existing footprint. A motion was made by Shen Smith, 2nd by Renee Mischel to approve the upgrade for primary structure from Class "B" to Class "A" for the house and garage , excluding upgrade status for all porches and patios. Y/5 N/0 MOTION CARRIED.

Environmental / Coastal Resources. Following discussion regarding water quality issues in the Elk Rapids Township, Renee Mischel appointed John Engstrom and Shen Smith to an ad-hoc committee to study the water resources, wetlands, environmental areas and take steps to initial methods to preserve these areas. Discussion regarding Cabana Shores & Watersheds north of the village of Elk Rapids.

NEW BUSINESS:

Traverse Brewing Company presented a request for permission to operate a tented outside area for their business. Further discussion will be taken at the September meeting.

Non-Conforming Uses on Birch Lake Road. Len Harrett reported that there will be no increase of commercial use on Birch Lake Road, and that Milton Twp has decided to reconsider a proposal to rezone this area to commercial.

Elk Rapids Fire Department: A request was received from the Elk Rapids Fire Department to modify the text of the zoning ordinance to include fire department review of all proposed applications. After discussion, the Planning Commission will amend the Zoning Application Form to include a request for a statement from the fire department as one of the required document needed prior to an application being accepted for publication.

Maple Bay Farm Project: Renee Mischel presented a copy of the letter she submitted in support of the project.

Rentals in R-1 Zones: Elk Rapids Twp will continue to monitor the progress on these issue through Milton Twp.

As there was no additional business at this time, a motion was made by Shen Smith, 2nd by Tom Dame to adjourn. Y/5 MOTION CARRIED.

Meeting was adjourned at 8:54 PM

Respectfully submitted,

Shen Smith
Secretary