ELK RAPIDS TOWNSHIP PLANNING COMMISSION
ZONING BOARD
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
SHEN B. SMITH, SECRETARY
P.O. BOX 175
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8/10/89

THE MEETING OF THE ELK RAPIDS TOWNSHIP PLANNING COMMISSION WAS CALLED TO ORDER BY THE CHAIRMAN, ROBERT BRUGGER, AT 7:30 PM ON AUGUST 10, 1989.

ROLL CALL:	PRESENT -	ROBERT BRUGGER	BUD TOWNSEND
		SHEN SMITH	DICK JOBE
		BILL WHITE	
	ABSENT -	DEAN VELIQUETTE	REASON UNKNOWN
		TODD PARENT	PRIOR COMMITMENT

AS THE MINUTES OF THE LAST MEETING HAVE BEEN DISTRIBUTED, A MOTION WAS MADE TO DISPENSE WITH THE READING. MOTION CARRIED

AS THERE WERE NO ADDITIONS OR CORRECTIONS TO THE MINUTES, A MOTION WAS MADE TO APPROVE THE MINUTES OF THE LAST MEETING. MOTION CARRIED

CHAIRMAN BRUGGER INTRODUCED THE NEWLY APPOINTED MEMBERS ON THE PLANNING COMMISSION, THE ARE BUD TOWNSEND AND BILL WHITE.

A MOTION WAS MADE BY BILL WHITE, SECONDED BY DICK JOBE, THAT BUD TOWNSEND BE SEATED AS COMMITTEE CHAIRMAN. MOTION CARRIED

A MOTION WAS MADE BY BILL WHITE, SECONDED BY BUD TOWNSEND, THAT DICK JOBE BE SEATED AS COMMITTEE VICE CHAIRMAN. MOTION CARRIED

A MOTION WAS MADE BY BOB BRUGGER, SECONDED BY BUD TOWNSEND, THAT SHEN SMITH BE SEATED AS COMMITTEE SECRETARY. MOTION CARRIED

THERE WERE TWO PUBLIC HEARINGS ON THE AGENDA FOR THIS MEETING. BUD TOWNSEND EXPLAINED TO THE BOARD THAT HE WOULD DISQUALIFY HIMSELF FROM VOTING ON THE VELIQUETTE HEARING AS HE IS PRESIDENT OF THE CONDO BOAT STORAGE ASSOCIATION.

VELIQUETTE PUBLIC HEARING

MR. TED VELIQUETTE EXPLAINED TO THOSE PARTIES PRESENT HIS PROPOSED PLAN FOR OUTSIDE BOAT STORAGE AND RETAIL SALES AREA. AFTER A LENGTHY DISCUSSION OF THE PROPOSED PLAN A MOTION WAS MADE BY DICK JOBE, SECONDED BY BOB BRUGGER, THAT THE PROPOSED SPECIAL USE PERMIT FOR OUTSIDE STORAGE OF BOATS AND RETAIL SALES BE DENIED.

DISCUSSION ON THE MOTION REFLECTED THE FEELINGS OF THE BOARD THAT MR. VELIQUETTE HAD NOT PREVIOUSLY COMPLIED WITH TOWNSHIP ORDINANCES ON HIS USE OF OUTSIDE STORAGE AND APPLIED FOR THE PERMIT AFTER HE WAS SITED SEVERAL TIMES FOR ABUSE OF THE RULES.

CHAIRMAN TOWNSEND CALLED THE QUESTION. MOTION CARRIED

DAVID ERB PUBLIC HEARING

MR. ERB WAS NOT PRESENT FOR HIS SCHEDULED PUBLIC HEARING DATE. SEVERAL UNSUCCESSFUL ATTEMPTS BY BILL WHITE TO LOCATE MR. ERB RESULTED IN A MOTION BEING MADE BY BOB BRUGGER, SECONDED BY DICK JOBE, THAT THE PUBLIC HEARING REQUESTED BY MR. ERB TO A SPECIAL USE PERMIT FOR OUTSIDE STORAGE BE DEFAULTED. MOTION CARRIED

CHAIRMAN TOWNSEND REQUESTED THAT A LETTER BE SENT TO MR. ERB STATING THAT HE WOULD HAVE TO REAPPLY FOR ANOTHER HEARING DATE IF HE SO WISHED TO CONTINUE PURSUING A SPECIAL USE PERMIT FOR OUTSIDE STORAGE.

UNFINISHED BUSINESS

SHEN SMITH INDICATED THAT THE COMPLIANCE INSPECTION FOR THE SPECIAL USE PERMIT FOR BOKHARA KENNELS HAS BEEN COMPLETED. ALL REQUIREMENTS AS PROPOSED BY THE PLANNING COMMISSION ARE IN PLACE. KEN SMITH INDICATED THAT HE HAD INSPECTED THE FACILITY AND WAS SATISFIED WITH COMPLIANCE. HE ALSO STATED THAT HE HAD PERSONALLY SPOKEN WITH ONE OF THE NEIGHBORS WHO HAD ORIGINALLY BEEN CONCERNED AND WANTED THE ROOF STRUCTURE CONSTRUCTED AS PART OF THE SPECIAL USE PERMIT REQUIREMENT. KEN STATED THAT HIS CONVERSATION WITH THE NEIGHBOR INDICATED THAT THE ROOF HAD MADE A VERY BIG DIFFERENCE AND HE WAS SATISFIED WITH THE STRUCTURE.

SHEN INDICATED THAT THEY STILL HAVE A FEW FEATURES YET TO ADD, SUCH AS SOUND BAFFLES TO BE HUNG UNDER THE ROOF STRUCTURE TO HELP ABSORB THE TRAPPED SOUND AND THAT WINDSCREENS WILL BE PUT UP AS SOON AS ALL LANDSCAPING IS COMPLETED. SHEN SAID THAT THEY ARE PLANTING MORE TREES AND NOT CUTTING ANY BRUSH OR TREES ON ANY OF THEIR PROPERTY LINES FOR A DEPTH OF TWENTY FEET OR MORE TO ALSO HELP CONTAIN SOUND TO THE PROPERTY LIMITS. THESE FEATURES ARE IN ADDITION TO WHAT THE PLANNING COMMISSION ORIGINALLY REQUESTED FOR COMPLIANCE ON A SPECIAL USE PERMIT.

BILL DERMAN INDICATED THAT THE WORDING FROM THE MINUTES OF THE 6/25/87 MEETING PERTAINING TO THE SPECIAL USE PERMIT LEAD HIM TO BELIEVE THAT THE PERMIT WAS ISSUED DURING THE TIME OF CONSTRUCTION (TWO YEARS) AND AS SUCH IT WAS POSSIBLE THAT ANOTHER HEARING MIGHT BE NECESSARY TO GRANT COMPLIANCE ON THE SPECIAL USE PERMIT. IT WAS MR. DERMAN'S OPINION THAT NO NEW BUSINESS BE ADMITTED IF A 2ND HEARING FOR COMPLIANCE WERE TO BE NECESSARY.

MASTER PLAN

KEN SMITH INDICATED THE NEED FOR MONTHLY MEETINGS OF THE PLANNING COMMISSION. HE STRESSED THE NEED FOR A MASTER PLAN AS THE TOWNSHIP DOES NOT CURRENTLY HAVE A MASTER PLAN AND LEGALLY MUST HAVE A PLAN.

AS THERE WAS NO FURTHER BUSINESS, A MOTION WAS MADE BY BOB BRUGGER TO ADJOURN. MOTION CARRIED

MEETING ADJOUNED AT 9:30 PM.

RESPECTFULLY SUBMITTED,

Shen B. Smith

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