Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen B. Smith, Secretary
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December 2, 1997

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by chairman, Ned VerHage at 7:00 PM on December 2, 1997, at the Elk Rapids Township Hall, Elk Rapids, Mi. Present: Renee Mischel, Ned VerHage, Shen Smith & Don Glowicki. Absent: Dorance Amos, Tom Dame & John Ferrari. A quorum was established. Also present: Len Harrett, Jack McAvoy and his son, Don Westveld, and Ted Velliquette, jr.

Site Plan Modification – Informal Meeting – Michigan Lake Products. Jack McAvoy presented an informal proposal to increase the size of the existing building, which currently contains the Michigan Lake Products, business. Property owner Don Westveld was present for this meeting. Proposal:

1. Add to the south end of the building a 60x60' addition.
2. Addition to contain 3 or 4 windows, 1 overhead drive door, loading door in back and a new driveway in the rear of the property.

Parking for this property was determined to meet the requirements of the ordinance. New sign will be within the ordinance. Discussion regarding the currently allowed outside display – no new lines will be added. Same type of construction as original building is planned. Planning Commission expressed concern regarding an overhead garage door facing US-31. A full plan of the septic and drain field area was requested for review.

A motion was made by Renee Mischel, 2nd by Ned VerHage to approve the concept of the proposed addition, but final approval on the plan will depend upon review by the Planning Commission. MOTION CARRIED. 3/yes & 1/no.

Ancient Mariner Condos - Ted Velliquette, Jr. – request to modify previously approved site plan to split off a portion of the property into a new lot for the construction of a condo storage building approx. 48x56'. The proposed use of the new building would be marine repair, storage and shop, and the possible use of restoring antique cars. Discussion regarding restoring antique cars would depend if this use were for personal or commercial purposes. A motion was made by Shen Smith, 2nd by Renee Mischel to instruct the Zoning Administrator to contact Township Attorneys regarding the splitting of this project. MOTION CARRIED.

Minutes of Last Meeting. A motion was made by Ned VerHage, 2nd by Renee Mischel to approve the minutes of the last meeting. MOTON CARRIED

Public Entertainment Ordinance. Don Glowicki gave a report from the previous Township Board Meeting regarding the Public Entertainment Ordinance. A determination was made that this ordinance does not pertain to Planning but is a police ordinance. Ordinance is under discussion currently by the Township Board.

Planning Commission Budget – was reviewed. A motion was made by Renee Mischel, 2nd by Shen Smith to interview candidates for piecework on the various upcoming ordinances and projects. MOTON CARRIED. Several names were submitted for consideration. Renee Mischel will contact Williams & Works for a piece bid.

Shoreline Protection Zoning Ordinance. Shen Smith volunteered to contact Carolyn Shah regarding employment on this ordinance. One thousand dollars has been allocated from the Planning Budget for this project. Report will be given at the January meeting.

S.O.B. Ordinance. After review of the proposed additions and changes, a motion was made by Shen Smith, 2nd by Ned VerHage to place this ordinance on the docket for public hearing. MOTION CARRIED.

NPI Wireless Tower – Len Harrett reported that after contact with NPI all of the requirements would shortly be in hands of the Planning Commission. A question from NPI regarding what will be required from the Township regarding landscaping around the fencing currently on the property. All Planning Commission members are asked to tour the site prior to the next meeting.

As the time was getting late, a motion was made by Shen Smith, 2nd by Don Glowicki to table all remaining items on the agenda. MOTION CARRIED.

As there was no further business at this time, a motion was made by Don Glowicki, 2nd by Shen Smith to adjourn. MOTION CARRIED

Meeting was adjourned at 10:10 PM

Respectfully submitted,

Shen Smith
Secretary