Elk Rapids Township Planning Commission
Shen B. Smith - Secretary
PO Box 175, Elk Rapids, Michigan 49629
(231) 264-6665 Email – sbs@bokhara.com

August 1, 2006

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Tuesday, August 1,, 2006, at 6:37 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Shen Smith, Jim Lundy, Wm. Larson, &. Absent: Brian Altonen, Don Glowicki, Jr & Renee Mischel. A quorum was established. Also Present: Len Harrett, Brian Wegener, Patrick Brady, Ron Shoals, Angel Walsh, Scott Martin, & John Pravato.

Minutes: May, June, & July Minutes were reviewed with a motion by Jim Lundy, 2nd by Emile Sabty to approve the minutes from May, June & July as published. **MOTION CARRIED: Y-4, N-0**

Public Forum: Ron Shoal addressed the Planning Commission regarding deep drainage ditches along the private interior roadways of the "Shoals North" project with a request to be allowed to install drainage piping and to bring the grade with the flow directed toward the existing retention ponds. Following discussion, it was determined that drainage pipes would be allowed and that the drainage issues were to be coordinated with the Township Zoning Administrator.

Site Plan Review: A site plan review was undertaken on a proposed Photography Studio & Retail Facility – located at 11382 S. US-31. Property Tax #05-06-032-012-00, Present Elk Rapids Township Zoning Classification – "C" – Commercial. Property owned by John Pravato, 3779 Nelson Road, East Jordan, MI 49727.

Site Plan Discussion regarding 1) - the elevation drawings submitted do not illustrate building materials; 2) – signage characteristics, including locations of proposed signs, elevation renderings illustrating dimensions, and any proposed illumination should be specified; and 3) – dumpster enclosure details, including height and materials were not specified. Further discussion was undertaken regarding the private access road easement.

A motion was made by William Larson, 2nd by Jim Lundy to approve the proposed site plan with the following conditions:

1. **Proposed Grade:** of the retention facility should be expressly specified on the site plan;
2. **Outside Lighting:** To prevent glare from traveling onto neighboring properties Zero Degree down mounting is the only allowed outside lightening;
3. **Proposed Structure Building Materials**: will be of a wood structure with vinyl siding;
4. **Signage**: All signage and location of signage shall be in keeping with the Elk Rapids Township Sign Ordinance and will be coordinated with the Township Zoning Administrator;
5. **Dumpster Enclosure**: Any dumpster on the property will be enclosed within an 8' wooden fence;
6. **Buffering**: On western property line all existing mature trees will remain and be maintained in a 25' buffer zone as required by the Elk Rapids Township Ordinance;
7. **On Site Parking**: Asphalt will be installed for the driveway and to the front of the proposed structure with striping to be installed. Additional parking land space as required by the Elk Rapids Township is designated and reserved which meets and satisfies the parking space requirements of the Ordinance;
8. **Sewer Line Hook-Up:** The property owner warrants and agrees to hook up to the Township sewer system if and when it would become available to the property;
9. **Landscaping Plan**: All landscaping will be installed and maintained in keeping with the current US 31 Corridor Zone;
10. **Amended Site Plan & All Supporting Documents**: will be included within the approval of the proposed project.

MOTION CARRIED: Y-4, N-0

Final Master Plan Draft Review:

Maps Proposed Master Plan Maps were reviewed with corrections and suggested amendments to the maps. Maps will be updated as suggested and corrected.

Final Master Plan Text Review: Emile Sabty presented final revisions to the text in reference to the following chapters and sections:

Chapter 1 – "Natural Resources & Agricultural Lands" Delete all prior text and amend to read:

"Preservation of natural resources and agricultural activities are the preferred land use in the areas delineated as Natural Areas and Agricultural on Map 5 - Future Land Use. Permitted uses in those areas are described in the Township Zoning Ordinance under Agricultural Zone and Environmental Zone.

Agricultural and residential land uses have historically coexisted in the Elk Rapids community and the Township anticipate that compatibility to continue into the future."

Chapter 2 – Residential Land Use & Housing – Page 16-17 Delete all prior text and amended to read:

"It is anticipated that any residential development that may materialize in an agricultural area will comply with the regulations of the Agricultural Zone of the Township Zoning Ordinance. Master planning agricultural lands for agriculture use corresponds with the goals of the community to preserve farmland and open space.

Every five years this Plan should be reviewed and evaluated in accordance with State law. By that time the Township can assess the demand for residential uses in the Elk Rapids community. If at that time the Township determines there is a lack of available land for residential development, it may be appropriate to shift recommended future land use from agriculture to open space residential in certain areas suitable for such uses.

Should this occur, this Plan encourage open space subdivision principles, with a minimum of 40% of a development site being preserved as open space, with the bulk of that space being adjacent to the main road to provide a buffer between homes and motor vehicles and to maintain rural aesthetics along roads. Further, any future residential development should be designed and planned to connect to adjacent lands. The Township Zoning Ordinance should be amended at that future time to accommodate such development."

Chapter 4- Transportation: Page 25 – Future Improvements. Delete entire paragraph from the draft:

"*Over the life of this Plan, it may be necessary to construct a road connection US-31 to Elk Lake Road, follow the south line of Section 28 and 29 to facilitate safe movement. This improvement would be constructed in conjunction with the Antrim Road Commission."*

Delete Prior Proposed Draft Text Replace With Amended Text:

*"**Elk Lake Road Corridor***

The Elk Lake Road corridor is blessed with significant scenic features and agricultural resources. Currently these attributes include productive, rolling orchard lands, large, mature trees that provide a unique wooded canopy over the roadway; and homestead and acreage home sites that contribute to the rural character that helps define the community.

It is envisioned that in time, the Elk Lake Road would be widened as it becomes an important through fare in the Township connecting the Elk Rapids community to the larger Traverse City region and beyond. Should this develop, the Township seeks to preserve the existing scenic views along the corridor, and where growth is appropriate, implement standard to ensure safe traffic movements and attractive development that is sensitive to the character of Elk Rapids. In addition, this Master Plan anticipates those portions of the corridor appropriate for growth to be comprised of mixed use development as permitted by the Township Zoning Ordinance.

It is recognized that the Township will need to work collaboratively with the MDOT, and the Antrim County Road Commission on any major future road developments. It is also recognized that cooperation with Whitewater Township would be helpful in preserving a safe and aesthetically pleasant Elk Lake Road corridor.

This plan seeks to preserve the existing rural character along the corridor and encourages the following:

- *Replanting of maple trees along both sides of the roadway;*
- *A bike path parallel and adjacent to the roadway that would be designed to accommodate pedestrians and bicyclists, and which would be non-intrusive on neighboring property owners while offering meaningful connections;*
- *Greater setbacks from the road and natural landscaping to foster the preservation of the corridor's natural aesthetics; and,*
- *Preservation of agricultural lands along the roadway to the extent possible.*

Should there be any future development that may take place near Elk Lake Road, such an endeavor should respect the Township's desire to preserve rural view sheds along roadways. Any future development that may materialize should incorporate deep setbacks from the road right-of-way to accommodate a natural landscape, maple trees, and if appropriate, a bike path. Any development should utilize existing access drives rather than create new curb-cuts along Elk Lake Road to the extent possible.

The Planning Commission anticipates crafting an Elk Lake Road Overlay Zone that will express the visions and values applicable to the Elk Lake Road Corridor.

Finally, this Plan supports interconnection where any future developments abut. Connectively may allow for greater walking pathways, may improve traffic flow and reduce congestion, and may provide increased access in cases of emergency."

All other Chapters & Section of the Master Plan Draft (except those amendments listed above) shall remain as previously presented.

Consensus to approve the entire Master Plan Draft as amended above – Jim Lundy, Shen Smith & Emile Sabty. Opposed – William Larson. Emile Sabty instructed Williams & Works to prepare the final Master Plan text along with the amended maps.

Regional Zoning Committee: Len Harrett reported on the status of the committee to review a regional zoning board with an indication that most Townships were not in favor of releasing their zoning duties to a regional zoning board.

Unfinished Business: Proposed Michigan Enabling Act updates and amendments for the Elk Rapids Township Zoning Ordinance (approved with the July meeting) will be tabled for public hearing until there are more ordinance amendments.

Next Meeting: September 5, 6:30 PM

As there was no further business at this time, a motion was made by Jim Lundy, 2nd by Shen Smith to adjourn. **MOTION CARRIED: Y-4, N-0**. Meeting adjourned at 8:40 PM.

Respectfully submitted,

Shen Smith
Secretary