TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

May 28, 1996

The Elk Rapids Township Planning Commission was reconvened at 7:00 PM, on Tuesday, May 28, 1996, from the Special Public Hearing of May 20, 1996. Present: All members of the Planning Commission. Also present: Len Harrett, Zoning Administrator, Bill Derman. Twp Attorney, Mr. & Mrs. J. Altonen, Doug Strang, David Coates, Brian Altonen & John Blakeslee.

Proposed Rezoning for Property Tax #05-06-032-014-00. A Landscape Plan was submitted for Planning Commission review. Questions regarding plan included: why are trees not planted in the ROW as the ROW along this property is 75'. Mr. & Mrs. Altonen stated that if the Planning Commission so desires, they will plant trees in the ROW but if MDOT were to remove those trees then they would wish for the Township to replace and replant the trees removed by MDOT. Commercial portion of the proposed rezoning shall also be a site condominium project.

Conditions for approval of proposed commercial/residential P/D were reviewed. A motion was made by Shen Smith, 2nd by Felix Casillas to amend number 12 of the conditions as follows: add the word "plain" before pole-barn and " subject to site plan review" following the word allowed. MOTION CARRIED. A motion was made by Brian Martineau, 2nd by Dorance Amos to fill in the blank with "240 days" to Number 4 of the conditions. MOTION CARRIED.

A motion was made by Shen Smith, 2nd by Dick Jobe to recommend the rezoning of Property tax number 05-06-032-014-00, a 20 acre parcel belonging to Sandra and John Altonen from R2 (Residential 2) to P/D (Planned Development) with the attached nineteen (19) conditions and based upon the following maps being included as conditions of the rezoning:

1. **Zoning Site Plan Concept (dated 12/20/95)**
2. **Zoning Site Plan-A P.U.D. (dated 4/15/96)**
3. **Zoning Site Plan - Green Zone/Landscape Plan (dated 5/25/96)**

Along with written proposals submitted by the Altonen entitled "Zoning Proposal Statics" Three Pages and Letter from Coordinated Design Consultants dated 3/14/96, three pages which includes "Landscaping, Greenbelts, Buffers, Landscape Screening". 6 Yes 1 No MOTION CARRIED.

No voter was questioned by Mr. Strang with a response that a yes vote would have been given if trees were to be planted in the MDOT ROW.

Bill Derman requested that the minutes be typed up and faxed to his office so he can hand carry them to the Antrim County Planning Commission as time is very tight to get this proposal on their agenda for the next meeting.

Minutes of May 20, 1996 Meeting. A motion was made by Dorance Amos, 2nd by Felix Casillas to approve the minutes of May 20, 1996. MOTION CARRIED.

Agenda For June 4th Regular Planning Commission Meeting. Veliquette Special Use request will be discussed at this meeting. A request from Bill White that Lot Splits and Private Roads be reviewed and addressed. Planning Commission shall review all proposed amendments to zoning ordinance on agenda at this meeting for a public hearing. Master Plan work will also need to recommence in the near future.

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

Meeting was adjourned at 9:00 PM.

Respectfully submitted,

Shen Smith
Secretary

Attch: Agreement

This agreement passed 5-28-96

TOWNSHIP OF ELK RAPIDS

ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION

CONDITIONS FOR APPROVAL OF PROPOSED COMMERCIAL/RESIDENTIAL P/D AGREEMENT FOR PROPERTY TAX NUMBER 05-06-032-014-00, SECTION 32, TOWN 29 NORTH, RANGE 9 WEST, ELK RAPIDS TOWNSHIP, ANTRIM COUNTY, MICHIGAN. PHYSICAL ADDRESS LOCATED AT 11882 US 31 S. WILLIAMSBURG, MI 49690.

1. The Green Zone Along US-31 shall be landscaped according to an approved Landscape Plan under date of May 25, 1996 (50' minimum Green Zone).

2. The Green Zone Along US-31 shall be fully installed on or before sale of the first Commercial P/D lot. Said Green Zone to thereafter be maintained in a healthy, growing condition.

3. Parking shall be as follows:
   A minimum of 40% shall be in the rear behind the building line.
   A maximum of 40% can be on the side of the buildings.
   A maximum of 20% can be in front of the building line but behind the Green Zone Along US-31 (1 above).

4. A rear access drive, connecting all lots, paved 20 feet wide, shall be constructed behind all buildings within 240 days of the date each lot is sold. A service drive in front of the buildings but behind the landscaped Green Zone Along US-31 is optional.

5. The buildings on each lot shall:
   Set back a minimum of 90 feet from the Highway ROW.
   Occupy a maximum of 50% of the lot width.
   Architecturally blend with all other P/D buildings.

6. There shall be a minimum of 35 feet of Greenbelt on Ridge between the Commercial and Residential areas.

7. Each lot shall be a minimum of 150 feet wide. The maximum number of lots bordering on the Green Zone Along US-31 is Six (6). The maximum number within the Commercial P/D Zone is Eight (8).

8. There shall be an acceleration and deceleration lane at the primary North entrance to the Commercial P/D.

9. There shall be a Thirty-three (33') roadway easement between County Line and the proposed development.

10. Access into commercial project limited to two entrances from

US-31 according to MDOT requirements.

11. Proprietors identification signage along US-31 is limited to two (2) signs (1st sign - 96 sq. ft., 2nd sign - 50 sq. ft.).

12. The type of building structure is regulated with no pole-barn construction allowed if subject to site plan review

13. Dry-type fire hydrant site to be determined with a 10,000 gallon underground tank.

14. Limit of sixteen (16) total R-1 residential units in a park like environment unless modifications are reviewed and approved by the Elk Rapids Township Planning Commission in accordance with the Township Zoning Ordinance Site Plan Review Process.

15. Certain roadway improvements to Cabana Shores Road as a condition of use, to be determined.

16. Approved Site Plan Blueprint as signed and dated this date, shall be incorporated as part of the conditions of this proposal.

17. Approved Landscape Plan as signed and dated this date, shall be incorporated as part of the conditions of this proposal.

18. Site Condominium documents, including Master Deeds, shall be reviewed and approved by the Elk Rapids Township Planning Commission prior to registration and recording.

19. All future development of the proposed Commercial P/D Zone shall require Site Plan Review as per Chapter ~~XV~~ 17 of the Elk Rapids Township Zoning Ordinance.

Signed _____ Date 5-28 96
John Altonen, Property Owner

Signed _____ Date _____
Sandra Altonen, Property Owner

Signed _____ Date May 28, 1996
Ned VerHage, Chairman of Elk Rapids Twp. Planning Commission

Signed _____ Date May 28 1996
Leonard Harrett, Zoning Administrator

altonen.com/township44

TOTAL P.03