Elk Rapids Township Planning Commission
Shen B Smith, Secretary
PO Box 175, Elk Rapids, MI 49629

MAY 4, 2004

The Elk Rapids Township Planning Commission met in regular session, on Tuesday, May 4, 2004, 6:30 PM in the New Government Center, Bridge Street, Elk Rapids, Mi. In the absence of the chairman and vice chair, the meeting was called to order by the secretary, Shen Smith, who appointed Emile Sabty to chair the meeting. Present: Harry Potter, Don Glowicki, Jr., Shen Smith, Emile Sabty, and Tom Dame. Absent: Jim Lundy and Renee Mischel. A quorum was established. Also present: Len Harrett, Lukas Hill, Sue Tschudy, Mr. & Mrs Mike Husband, Mr & Mrs. P Dixon, Carolyn Shah, Carol Brady, Don Marker,and Mr. & Mrs. R. Streit.

Minutes of April Meeting: A motion by Emile Sabty, 2nd by Harry Potter,. to approve the April 6,2004 minutes. **MOTION CARRIED: Y-5, N-0**

TWISTED FISH SITE PLAN REVIEW: Emile Sabty un-tabled the Twisted Fish Site Plan Review. Mr. Streit indicated that he had responded in writing regarding all of the questions proposed by Planning Advisor, Lukas Hill. A revised site plan reflecting all additions and corrections was presented to the Planning Commission.

Discussion regarding the number of sculptors to be allowed as outside display resulted in a decision that they not exceed 50 in number, with some being large, some small, and some lighted with low level lighting which will be turned off by 11:00 PM nightly. Parking lot was expanded from 20 to 34 spaces, no requirement to remove shed was indicated, and shed will not receive an upgrade. If project expansion is planned in the future the shed will be removed, or moved to a conforming location. The removal of the shed would not make the property more pleasing to the eye, as the building for the last 50 years has given character to the entrance to Elk Rapids. Gazebo will not be larger than 20 feet in diam or 15 feet in height. Following discussion a motion was made by Shen Smith, 2nd by Emile Sabty to approve the site plan for Twisted Fish Gallery with the following conditions:

1. That all signage be in compliance with Chapter III, which requires total sign area on site to be 50 square feet for two signs, and existing banners will be removed;
2. That all low level lightening and shielded sign lightening will be turned off nightly by 11:00 PM;
3. A letter from the Antrim County Health Department will be secured indicating that well and septic system are in good working order and adequate for the proposed project;
4. There will be no us of MDOT property unless specifically approved by MDOT;
5. Proposed gazebo will not exceed 20 feet in dia nor 15 feet in height at the peak;
6. That the existing nonconforming residential use and shed may remain on site due to the unique circumstances and historical use of the property, however, if any structures on the proposed site plan are expanded, the site will be brought into compliance;
7. and that all site plan maps and supporting documents will be included with and part of this approval.

MOTION CARRIED, Y-5, N-0

ALTONEN PLANNED UNIT DEVELOPMENT: A letter was reviewed requesting a twelve month extension for start of construction on the Altonen PUD. A motion was made by Shen Smith, 2nd by Emile Sabty to approve the extension**. MOTION CARRIED Y-5, N-0**

Non-Conforming Use Amendments: James Carsten addressed the Planning Commission requesting clarification regarding proposed additions being allowed "to go up if they do not increase the non-conforming footprint". Lukas Hill addressed the question indicating that any increase in use whether up or out on a non-conforming structure would require zoning approval.

Agenda Items: A motion was made by Don Glowicki, Jr., 2nd by Emile Sabty to table all remaining agenda items, and that non-conforming signs would be 1st on the June agenda. MOTION CARRIED, Y-5, N-0 As there was no additional business at this time, a motion was made by Don Glowicki, Jr., 2nd by Tom Dame to adjourn. **MOTION CARRIED, Y-5, N-O**

Meeting was adjourned at 9:10 PM.

Respectfully submitted,
Shen Smith
Secretary