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

April 6, 1992

The Regular Monthly Meeting of the Elk Rapids Planning Commission was called to order at 7:30 PM on April 6, 1992, by the Secretary, Shen Smith in the absence of the Chairman and Vice Chairman.

ROLL CALL

Present: Leonard Klein
John Boals
Bill White
Shen Smith
Dean Veliquette (Arrived Late)

Absent: Felix Casillas
Dick Jobe

A quorum was established. Also present were Mary Pozolo, Mike Turkelson & Bill Derman, in addition to twenty five members of the audience.

A motion was made by Bill White, 2nd by John Boals, that Leonard Klein be appointed to chair this meeting. MOTION CARRIED

A motion was made by John Boals, 2nd by Bill White, to approve the minutes of the last meeting. MOTION CARRIED

PUBLIC HEARING #1 - REZONE CAIRN HIGHWAY R-2 PROPERTIES TO R-1

Vice Chairman, Dean Veliquette arrived and assumed the position of Acting Chairman at this time. The hearing was declared open and the notice of hearing was read.

Public comments were received with Leonard Klein explaining to the public the difference between R-1 and R-2 zoning. No negative comments were received. Public comment session was closed. Discussion on the rezoning proposal resulted in a motion by John Boals, 2nd by Leonard Klein, that we rezone the noticed properties from R-2 to R-1. MOTION CARRIED

PUBLIC HEARING #2 - SPECIAL USE PERMIT - COYNE ENVIRONMENTAL PROPERTY

Public notice was read and the hearing opened to public comment. Mr. Coyne presented his soil erosion permit and his letter from the DNR. No public comments were received. The hearing was closed to the public. Discussion resulted in a motion by Leonard Klein, 2nd by Bill White, that we approve a special use permit for the construction of a home on the noticed parcel.
MOTION CARRIED

PUBLIC HEARING #3 - REZONE 40 ACRE PARCEL OF VILLAGE OF E.R. PROPERTY & PART OF POLLISTER PROPERTY (Approx. 16 Acres) TO "M" -MANUFACTURING ZONE.

The hearing notice was read and the hearing declared open for public comments. No letters or correspondence was received. Public requested to see a zoning map with the exact location of the proposed Manufacturing zoning. No wetlands in area. Questions regarding other Manufacturing zones in the Township were answered by Bill White. John Boals addressed the hearing with an explanation that no additional parcels in this area were currently under consideration by the Planning Commission for further rezoning to the "Manufacturing" classification. Leonard Klein stated that the feelings of the Planning Commission were to have the "Manufacturing" zones less visible to the general public and that Herman Road was an ideal location for "Manufacturing" zoning. Hearing was closed to the public. Additional discussion resulted in a motion by John Boals, 2nd by Shen Smith, that we rezone the noticed properties to "Manufacturing". MOTION CARRIED

PUBLIC HEARING #4 - SPECIAL USE PERMIT FOR POLLISTER/VELIQUETTE FOR STORAGE WAREHOUSING

Public notice was read and the hearing opened to the public. Mr. Ted Veliquette, Jr. addressed the hearing with an explanation of the site plan and what they proposed for the property in question. Statements from Mr. Veliquette were: All buildings would be of their new design and all would be identical in structure and color, that being stucco bottoms with gambrel roofs. Color would most likely be red and white. Drainage would be by a hired engineer. Approximate number of boats to be stored in buildings - 189. RV and travel trailer storage will also be provided with all storage inside the buildings.

Public concerns addressed were: water runoff not contained within the boundary of the property, will there be oil barrels provided for used oil, boat repair causing problems on the property, number of trees left to shield the project, boat washing on site, need of larger retention pond on site, were DNR permits needed, screening and density of project.

Public hearing was closed. Commission discussed requirements of the project with a motion being made by Bill White, 2nd by Leonard Klein, that the submitted site plan be approved with the following conditions to be met:

1. Project subject to Soil Erosion Permit (Permit 347).
2. All drainage be professionally engineered.
3. Greenbelt be ten (10) feet of existing natural growth to be left uncut on the sides and back property lines.
4. Trees on Herman Road frontage will be left in place to shield the project.
5. Project is conditional upon the rezoning of the property by the Elk Rapids Township Board.
6. All utilities shall be underground.
7. Curb cuts subject to County Road Commission requirements.
8. No outside storage permitted at this time.

9. Type of buildings shall be as proposed in site plan drawing of 3/19/92.
10. One building shall be completed one year from the pulling of the zoning permit.
11. An extension of time for the completion of construction can be granted by the Zoning Administrator upon proof that an extension of time is justified.

As there was no further discussion on the motion. The question was called.

MOTION CARRIED

It is hereby noted that Dean Veliquette did not vote on Hearing #1 or Hearing #4 because of a possible conflict of interest.

A motion was made by Leonard Klein, 2nd by John Boals, that we adjourn.

MOTION CARRIED

Meeting was adjourned at 10:30 PM.

Respectfully submitted,

Shen B. Smith
Secretary

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4/6/92

March 3, 1992

Public Hearing

The Elk Rapids Township Planning Commission will hold a public hearing at 7:30 P.M. on Monday, April 6, 1992, at the Elk Rapids Township Hall, Corner of River and Spruce Streets, Elk Rapids, Michigan.

The purpose of this hearing is to establish additional " M " - Manufacturing Zone properties fronting on Herman Road for the Township of Elk Rapids, Mi. Approximately 56 acres would be added to the newly established "M" Zone with the following properties being rezoned from "A" - Agricultural to "M" - Manufacturing:

05-06-016-011-00 (40 Acres) - Village of Elk Rapids (Compactor/Sewer Property)
05-06-015-002-00 (16 Acres) - Mr. & Mrs. Edward Pollister

Pollister Property - The East 600 feet of the West 666 feet of the SW 1/4 of the NW 1/4 lying N of Herman Road, Section 15, T,29N R,9W and The West 66 feet of the SW 1/4 of the NW 1/4 lying N of Herman Road, Section 15, T,29N R,9W.

Public comments may be received in writing is received by April 5, 1992, or in person at the public hearing on April 6th. Correspondence shall be directed to the secretary, Shen B. Smith, PO Box 175, Elk Rapids, MI. 49629.

Respectfully submitted,

Shen B. Smith

Printed Town Meeting - March 11, 18, 25th & April 1st

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NOTICE OF PUBLIC HEARING

4/6/92

THE ELK RAPIDS TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT 7:30 P.M. ON MONDAY, APRIL 6, 1992, AT THE ELK RAPIDS TOWNSHIP HALL, CORNER OF RIVER & SPRUCE STREETS, ELK RAPIDS, MICHIGAN.

THE PURPOSE OF THIS PUBLIC HEARING IS TO REZONE A BLOCK OF Residential-2 " R-2" PROPERTIES ON CAIRN HIGHWAY TO Residential-1 "R-1". THE FOLLOWING PROPERTY NUMBERS ARE INCLUDED IN THE BLOCK TO BE REZONED:

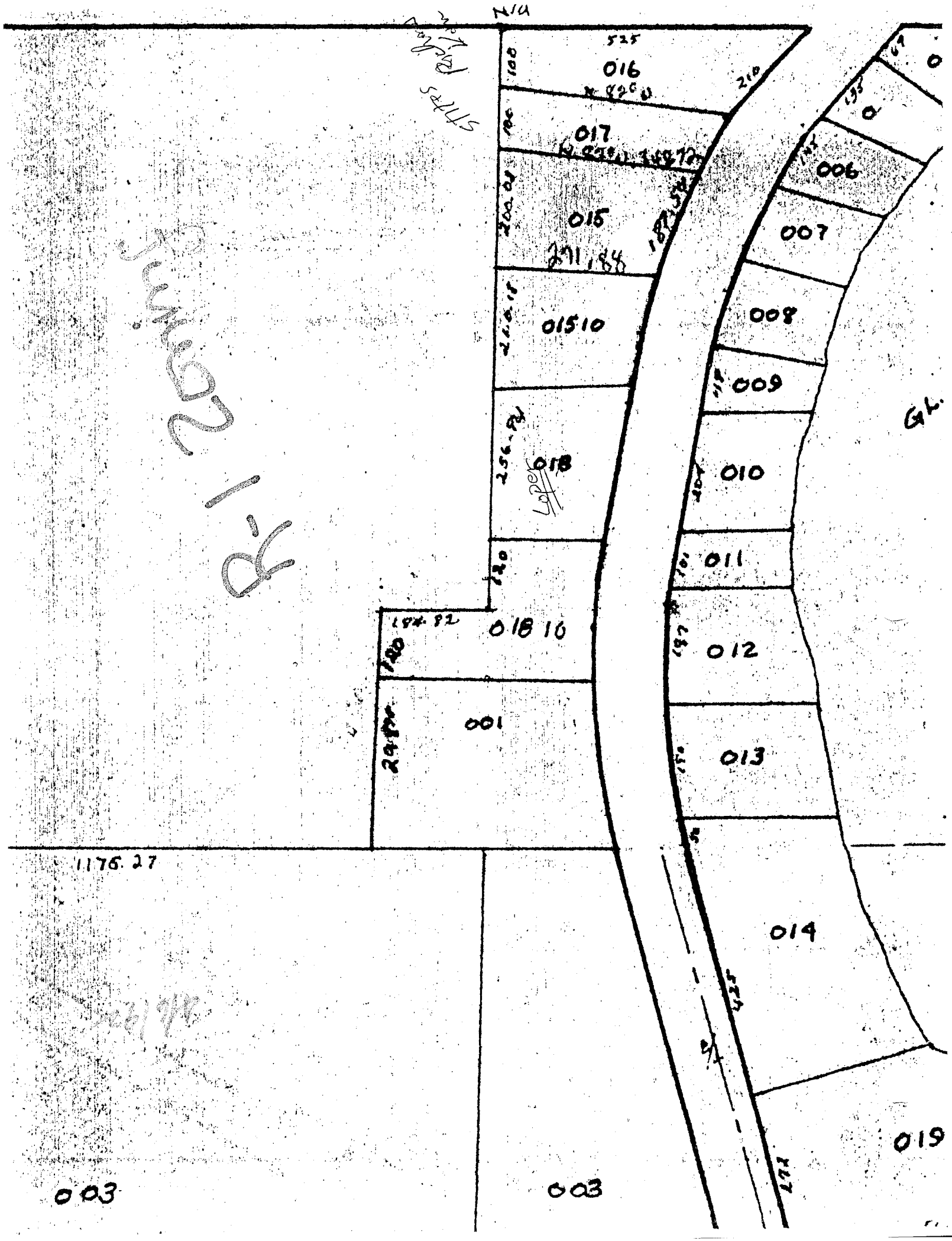
05-06-015-016-00 8034 Cairn Hwy, Elk Rapids, MI - Mr. & Mrs. Richard Vann
05-06-015-017-00 8056 Cairn Hwy, Elk Rapids, MI - Mr. & Mrs. Ray Stites
05-06-015-015-00 8090 Cairn Hwy, Elk Rapids, MI - Cherry Ke Inc
05-06-015-015-10 Cairn Hwy, Elk Rapids, MI - Cherry Ke Inc
05-06-015-018-00 8144 Cairn Hwy, Elk Rapids, MI - Mr. & Mrs. Robert Loper
05-06-015-018-10 8160 Cairn Hwy, Elk Rapids, MI - Mr. & Mrs. Roger Vandervort
05-06-015-001-00 Cairn Hwy, Elk Rapids, MI - Don Westveld

Written correspondence will be accepted until 5:00 PM on April 5, 1992 at the address of the Secretary. Public input may be received in person at the public hearing. Address all correspondence to: Shen Smith, Secretary at P.O. Box 175, Elk Rapids, Michigan 49629.

Respectfully submitted,

Shen B. Smith

Printed Town Meeting March 4th, March 18th & April 1st, 1992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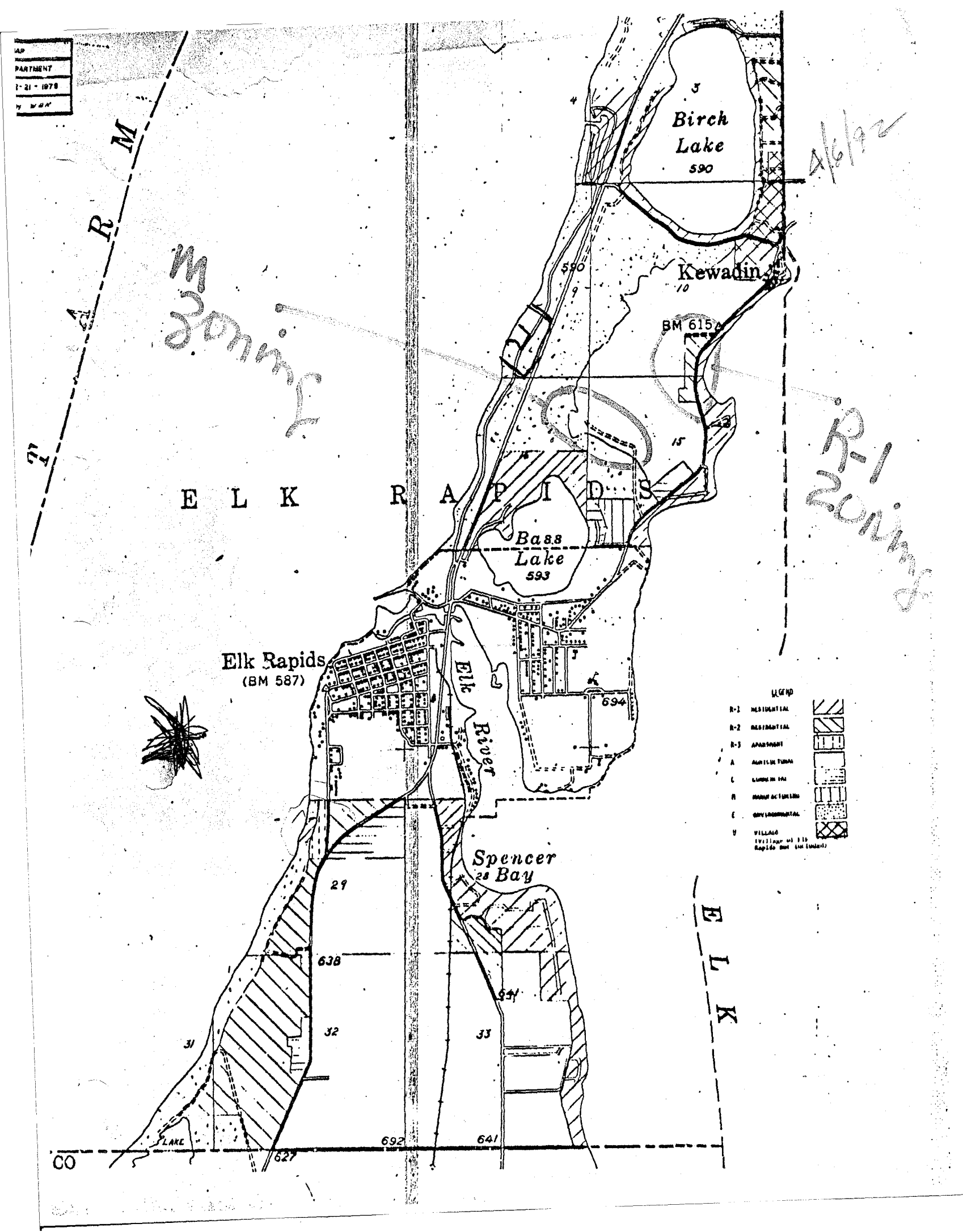
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Kewadin
BM 615
ELK RAPIDS
Bass Lake
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Elk Rapids
(BM 587)
Elk River
Spencer Bay
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641
627
LAKE
CO
ELK
LEGEND
R-1 RESIDENTIAL
R-2 RESIDENTIAL
R-3 APARTMENT
A AGRICULTURAL
C COMMERCIAL
M MANUFACTURING
E GOVERNMENTAL
V VILLAGE
Zoning
R-1 Zoning