Elk Rapids Township Planning Commission
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February 6, 2007

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Tuesday, February 6, 2007, at 6:35 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Renee' Mischel, Shen Smith, William Larson, Brian Altonen, and Jim Lundy. Absent: Don Glowicki, Jr. A quorum was established. Also Present: Len Harrett, Jim Sturdevant, and Patrick Brady.

Minutes: Len Harrett questioned why the 150' setback from the centerline of US-31. Emile Sabty indicated this created a uniform setback as the current US-31 setbacks are not all the same width. With no further questions, the minutes for the January meeting were reviewed with a motion by Jim Lundy, 2nd by Renee' Mischel to approve as published. **MOTION CARRIED: Y-6 N-0**

Public Forum: No input from the public was received.

OLD BUSINESS:

Master Plan Public Hearing: Emile Sabty announced that the public hearing on the Elk Rapids Township Master Plan would be held with the April regular meeting as there will be no March meeting. Master plan amendments require two notices in a newspaper in general circulation for the area. Discussion regarding using the Elk Rapids News vs The Town Meeting as the TM has a problem getting two notices published correctly for our public hearings. Emile Sabty reported that he was in communication with the Twp Supervisor regarding this same question, and until the ER News has been in business for two years it can't be used for legal notices. Shen Smith will fax a copy of the public hearing notice to the TM and follow up with a phone call to make sure the 2nd notice is published. Emile Sabty indicated that he would also do a follow up to make sure the TM doesn't let us down again through some error.

PROPOSED US-31 CORRIDOR AMENDMENTS: Memo draft with Plan A & Plan B were reviewed. A motion was made by Renee' Mischel, 2nd by Shen Smith, that Plan B – adding text to the individual zones and also the Chapter Two be adopted as our guidelines for amending the Twp Ordinance in regards to this proposal. **MOTION FAILS: Y-3, N-3.** . After further discussion, a motion was made by Emile Sabty, 2nd by Jim Lundy that not only Plan A would be added to Chapter Two, but Plan B would be added to each individual zone regarding the corridor requirements and with a reference back to Chapter Two (Both Plan A & Plan B). **MOTION CARRIED: Y-6, N-0**. There will be no requirement for site plan review on single family and agricultural establishments within the US-31 corridor amendments. Reference to "scenic vistas" will be removed from text, and replace words "clustering" with "open space preservation" in amendment text. Williams & Works will revise the corridor text for our review with the April meeting.

NEW BUSINESS: No March meeting will be scheduled as there will not be a quorum of members for that month.

Future Agenda Items for spring consideration: Elk Lake Road Corridor, Site Plan Standards (17.04 & 17.05), Special Use standards, P.U.D. & Lighting – Site Plan Requirements.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Emile Sabty to adjourn. **MOTION CARRIED: Y-6, N-0**

Meeting was adjourned at 8:40 pm.

Respectfully submitted,
Shen Smith
Secretary