Elk Rapids Township Planning Commission

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April 5, 2005

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Renee Mischel on Tuesday, April 5, at 6:30 PM, at the Government Center, 315 Street, Elk Rapids, MI. Present: Emile Sabty, Shen Smith, Wm. Larson, and Renee Mischel. Absent: Tom Dame, Don Glowicki, Jr. and Jim Lundy. A quorum was established. Also Present: Len Harrett, Mr & Mrs. Dave Irish, Pat Brady, Ron Shoal, and Tom Wiltse.

Minutes of March/2005 Regular Meeting: A motion was made by Renee Mischel, 2nd by Emile Sabty to approve March minutes as published. **Motion Carried: Y-4, N-0**

R-2 Site Condo Second Preliminary Review: Ron Shoal, Shoal Construction, Inc. presented a 2nd set of premliminary drawings for review for a six acre residential site condominium project they are are proposing to subdivide at 10984 S. Elk Lake Road, Williamsburg, Mi. The project is for 6-lots residential site condominium as a permitted use under the requirements of Chapter 8 "R-2" – Residential – One Family and Two Family Zone of the Township Ordinance. The lots would each contain either a single-family or a two family dwelling unit as permitted by the ordinance. Property tax number: 05-06-028-020-00.

A letter from E.R. Fire Department was received with a note of appreciation for Mr. Shoal creating a "T" for the private road endi thus allowing the fire trucks adequate space to turn around if needed, and that the private road was increased from 16' to 18'. Site plan drawings were reviewed, discussed was the drainage plan with Len Harrett pointing out that one section on the property contains either a spring or an atresian well/spring which has not been covered on the drainage plan. Emile Sabty indicated that no soil types or information on where the catch basins are located was indicated on the drawings. Missing are indications of the zoning classification for the lots being created. Also missing from the proposal are: Health Department endorsements, Antrim County Road Commission permissions, and the establishment of an escrow fund.

Shen Smith indicated that an attached copy of a warranty deed, which was received with the original application was missing a legal description for the property as Exhibit "A" was not submitted with the application. Also missing was a copy of the condominium master deed which will need the required review by the Elk Rapids Township attorneys prior to a final site plan hearing.

Renee Mischel reviewed with the applicant and the Planning Commission the zoning requirements for the E.R. Township Sub-Division Control ordinance and the E.R. Township Zoning Ordinance chapter on Site Plan Review. Renee recommended that the Township Board hire their own engineer to review the proposed plat. Chapter 19.06 requires the establishment of an escrow fund from which funds will be used in payment for professional services that are still needed in order to approve the final plat for this sub-division.. Chairman Mischel requested Len Harrett to co-ordinate with the Township Supervisor to establish, and collect the determined escrow fees.

Further Discussion regarding the hearing process needed for final review of this proposal resulted in a decision, based upon the recommendations of the E.R. Township Attorneys, that a full site plan review hearing is if fact needed as there is a conflict between zoning ordinance Section 17.02 A, 2.18 A and the sub-division control ordinance, thus it is best to proceed under the most restrictive sections in this matter with a full site plan review hearing to be scheduled. Additional discussion regarding the course of action needed to bring this proposal to a final hearing, Chairman Mischel noted that based on the lack of information, missing information, and the final professional reviews still needed, the proposal would not be ready for a final hearing until the June meeting.

Accessory Structures: Discussion regarding text for review. E should be 1,200 sf not 1,000 sf. Review of text sample Table 2.1 "Permitted detached accessory buildings" – entire column five (5) to be deleted, but allow two (2) storage buildings undr 140 sf. It was discussed that the accessory structure text is starting to get more complicated than the original intentions for revision. This will be discussed with Lukas with the next meeting.

Side Yard Setbacks - Section 7.01 & 7.02: After discussion, Emile Sabty was requested to review all sections in the ordinance to determine where there are conflicts regarding side yard setback language. This will include Chapter 6, 7, 8, and any other chapters where side yard setback language is not standardized.

Milton Township Master Plan: Chairman Mischel thanked the committee for their review of the Milton Township Master Plan, and for the draft letter which relays our response to the proposed master plan. The draft letter will be completed and sent to Milton Township.

Temporary Seasonal Farm Market Signage – Section 3.02 B: A motion was made by Shen Smith, 2nd by Renee Mischel, to create text to allow temporary seasonal signage specifically for farm markets. Text will reflect the following specifically for Farm Markets:

> "Signs not to exceed 16 sf are permitted seasonally May – November on agriculturally "A" zoned property.
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> **Motion Carried, Y-4, N-0**

Zoning Ordinance Printing: Emile Sabty reported that all of the new zoning ordinances have been printed and delivered at this time. Chairman Mischel thanked Emile to undertaking the printing project and the distribution of the new ordinances.

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-4, N-0

Meeting was adjourned at 9:20 PM.

Respectfully submitted,

Shen Smith
Secretary