TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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August 3, 1993

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order at 7:30 PM, Elk Rapids Township Hall, Elk Rapids by the Vice Chairman, John Boals in the absence of the Chairman Dick Jobe.

Present: John Boals, Shen Smith, Leonard Klein, Ned VerHage
Absent: Dick Jobe, Dean Veliquette & Dorance Amos

A quorum was established. Also present were: Don Hamilton, Jane White, Mary Cooper, Phil Welsh, John McAvoy, Don Westveld and Ken Smith.

Minutes of July Meeting A motion was made by Leonard Klein, 2nd by Ned VerHage to approve the minutes of the July meeting. MOTION CARRIED

Public Hearing - Outside Storage & Advertising For Michigan Lake Products Company.

John Boals opened the Public Hearing by reading the hearing notice into the record: The purpose of this hearing is to consider a request for a Special Use Permit for outside storage for the business known as Michigan Lake Products, located at 11456 S. US-31, Elk Rapids, MI. Property Number 05-06-650-001-10. Proposal submitted by property owner Donald Westveld and tenant John McAvoy for permission to display docks and related products in front of the building, and an additional storage area outside in the rear of the property. Published Town Meeting July 21 & July 28, 1993.

Ken Smith stated that he had spoken with Bill Derman the Twp Attorney and that site plan review would be required for this business. Leonard Klein indicated that this hearing was for a Special Use Permit and that we could conduct site plan review at this time with the submitted drawing. Discussion on major and minor business site plan review - if no alterations or changes are being made to a building a minor projects review might be needed instead of a full site plan with sealed drawings. Consensus of the Board that original intention was not to require sealed drawings when no construction nor alterations were taking place. Leonard Klein proposed that we modify the ordinance to make it easier for a small business to begin operation.

Ken Smith stated that Mr. Westveld should be required to put in the curb cuts that were previously proposed. Don Westveld stated that he fully intents to put in the curb cuts. Ken Smith discussed Erbe Body Shop and the greenbelt between the Cooper residence and the Westveld property.

A motion was made by Leonard Klein, 2nd by Ned VerHage to modify Page 35, Section 15.04, B-25 to indicate that a business without construction, nor alterations be allowed to waive the sealed drawing requirement. MOTION CARRIED

Don Hamilton read ordinance and stated that according to the ordinance the Board must conduct site plan review. A motion was made by Shen Smith, 2nd by John Boals that we accept the drawing submitted for site plan review and suspend the previous motion. MOTION CARRIED

The drawing was reviewed for site plan review. No letters or correspondence were received on the project. Comments from the floor were favorable for the project. John Boals closed the public portion of the meeting.

Front Yard Advertising - A motion was made by John Boals, 2nd by Ned VerHage to approve the Special Use Permit for the Front Yard Advertising with the following conditions:

1. That only the following items may be displayed in front of the building:

   A. Existing sign
   B. Two (2) dock sections
   C. Two 16' fence sections
   D. One Boat Hoist
   E. Two Product displays of a single item consisting of
      a. One Boat Hoist
      b. A Swim Raft

2. No additional items may be displayed in the front area other than those listed in Items A thru E herein. MOTION CARRIED

After discussion.

Rear Yard Outside Storage Area - Mr. McAvoy stated that he did not wish to construct a fence as his storage items would not exceed four feet in height. Discussion regarding the outside storage requirements of the ordinance regarding fencing or greenbelts. Leonard Klein stated that no outside storage can be allowed if it is not fenced or screened. A motion was made by John Boals, 2nd by Shen Smith, that Mr. McAvoy be given thirty (30) days to remove the existing storage (dock sections) from the rear portion of the property.
MOTION CARRIED

A motion was made by Ned VerHage, 2nd by Leonard Klein that Mr. McAvoy be given until April 1, 1994 to submit a proper sketch of an enclosed storage area for the dock sections (dock sections not to exceed four feet in height). Drawing to be submitted to the Zoning Administrator for review. If proposed enclosure meets the requirements of the ordinance, then a Special Use Permit would be granted for this outside storage. Enclosure if approved would be erected prior to any outside storage. MOTION CARRIED

Special Use & Rezoning Application Forms & Special Use Permits - Shen Smith indicated that application forms for rezoning and special use permits were being revised at this time. Special use permit forms were also being revised. Ken Smith will be asked to help with revision.

Master Plan - Don Hamilton spoke regarding his proposal for the Master Plan. Discussion on grants and a community survey. Township Board has indicated that they wish the survey sent to registered voters in the Twp. Planning Commission will handle the actual printing and mailing of the survey. Planner will tabulate survey for Twp.
A motion was made by Leonard Klein, 2nd by Ned VerHage to accept the contract of Mr. Hamilton (minus $500.00) for presentation to the Township Board. MOTION CARRIED

Leonard Klein indicated that he could present proposal at the Twp Board meeting. Mr. Hamilton will attend also.

Mixed Commercial Zone - Discussion on the proposed Mixed-Commercial Zone indicated the US-31 area was ideal for this type of business. John Boals indicated that we should include this amendment to the ordinance at the same time we review the proposed suggestions from the Antrim Co Planning Commission.

Ken Smith discussed the cherry stands in the area. He stated that all complaints would be dealt with upon a complaint basis. Cherry stand at Townline & 31 was discussed.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Ned VerHage to adjourn. MOTION CARRIED

Meeting was adjourned at 10:15 PM

Respectfully submitted,
Shen B. Smith