Elk Rapids Township Planning Commission

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October 28, 1999

The Special Meeting of the Elk Rapids Township Planning Commission was called to order by the interim chairman, Renee Mischel at 5:30 PM on Thursday, October 28, 1999, at the Hacienda, on US 31, Williamsburg, Michigan. Present: Renee Mischel, Shen Smith, Tom Dame, Don Glowicki, Jr., and Dorance Amos. Absent – Harry Potter. A quorum was established. Also present: Larry Sullivan & Len Harrett.

Minutes
A motion was made by Dorance Amos, 2nd by Tom Dame to approve the minutes of the Sept/99 Regular Meeting. MOTION CARRIED. A motion was made by Dorance Amos, 2nd by Tom Dame to approve the minutes of the October 5, 1999 regular meeting. MOTION CARRIED.

Officers for 1999/2000: After discussion a motion was made by Shen Smith, 2nd by Tom Dame to revise the Planning Commission Officer list to remove the office of Vice-Chairman. MOTION CARRIED. A motion was made by Shen Smith, 2nd by Tom Dame to create a Co-Chairman position to replace the removed Vice-Chairman position. MOTION CARRIED. A motion was made by Renee Mischel, 2nd by Dorance Amos to nominated Shen Smith for the office of Secretary. MOTION CARRIED. A motion was made by Tom Dame, 2nd by Don Glowicki, Jr. to nominate Renee Mischel and Dorance Amos to serve as Co-Chairman. MOTION CARRIED. A motion was made by Tom Dame, 2nd by Don Glowicki, Jr. to close the nominations and approve the appointments. MOTION CARRIED.

Ordinance Amendments: Don Glowicki, Jr. requested information regarding the proposed amendments on signs & fees from the June Public Hearing being sent to the Antrim County Planning Commission for review. Shen Smith reported that the proposed amendments were mailed to the County in August but no word had been received back. A 2nd set will be mailed along with the proposed amendments from the November Public Hearing.

Township Xmas Appreciation Dinner. Discussion resulted in a Wednesday, December 29th date for the appreciation dinner.

Garrow Project: Tom Dame requested a clarification on the proposed actions regarding the Garrow Project. Larry Sullivan reported that Twp Attorneys indicated there had been no site plan review by Planning Commission therefore no actions could be taken by Planning Commission. As this is incorrect information, Len Harrett will provide Larry Sullivan with copies of the approved site plan and the conditional paperwork associated with the site plan review public hearings. Larry Sullivan will co-ordinate with the Twp Attorneys on this project. The Planning Commission as a whole feel the project must return to the Planning Commission for any modifications or reversals of the previously approved site plan.

As the Planning Commission is deeply concerned with the sewer issues of the Garrow Project, a motion was made by Dorance Amos, 2nd by Shen Smith to allocate $15,000.00 of the Planning Commission budget to a "legal fees fund" to help reduce any/and all legals fees associated to defend the Planning Commission's conditions of approval on the Garrow Project. MOTION CARRIED.

Shoreline Protection Zoning: After review of material provided by Larry Sullivan regarding the "E" Enviromental Zones with an overlay for the wetlands the following was indicated: Sewer Inspection On Sale of Property - not a feasible proposal, current wetlands have already been identified so should not be a problem to overlay them, and rezoning of all "E" to "R-1" issue will be discussed with Twp Attorneys. A motion was made by Shen Smith, 2nd by Dorance Amos to authorize Larry Sullivan to contact Twp Attorneys to discuss the issue. MOTION CARRIED. A motion was made by Renee Mischel, 2nd by Dorance Amos to table further review of Shoreline Protection Zoning until a report is received from Larry Sullivan. MOTION CARRIED.

US-31 Corridor Zone: Discussion to detemine the exact area of land to be included in the US-31 Corridor Zone indicated that the area would be 1000' feet (500' feet from the centerline of US-31). This area is currently under study and may be revised up/down as further study may indicate. Mixed Uses have been previously indicated for this area, with deeper set-backs from the road right-of-way, wider building logs, and a requirement for landscaping (hardwood trees) across the fronts of all US-31 lots. A public meeting with the landowners of the area to receive input is advisable. A public meeting will be scheduled for Monday, January 17, 2000 at 7:00 PM to receive input from the land owners along the proposed US-31 Corridor Zone. A motion was made by Shen Smith, 2nd by Renee Mischel to authorize the printing of the "US-31 Corridor Zone – 1995 Study" to be mailed to all property owners along the proposed US-31 Corridor Zone with a public informational meeting to be held on January 17th. MOTION CARRIED.

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

The meeting was adjourned at 9:01 PM by co-chairman, Renee Mischel.

Respectfully submitted,

Shen Smith
Secretary