Elk Rapids Township Planning Commission
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November 1. 2005

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Emile Sabty on Tuesday, November 1, 2005, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present were Emile Sabty, Renee Mischel, Don Glowicki Jr., Jim Lundy, Brian Altonen and William Larson. Absent was Shen Smith. A quorum was established. Also present were Leonard Harrett and Lukas Hill. In audience were Pat Brady, David Scheppe and Steven Scheppe.

Public Hearing – The scheduled Public Hearing was cancelled to be heard at the next meeting December 6, 2005. The reason being, that the local news paper failed to print the second public notice of the hearing, which is a legal requirement. A motion to that effect was made by Don Glowicke seconded by Renee Mischel and was approved unanimously 6-0-0.

Section 1.03 Definitions – The changing of the Definition Section from Alpha Numbering to Alphabetical Sequence left four areas in the Ordinance to be revised accordingly, Sec 4.04-D-3, 4.04-F-3-e, 10.02-F & 10.03-E. Motion by Renee Mischel, 2nd by Jim Lundy to adopt the proposed changes was approved unanimously 6-0-0.

Land Division Act – The Subdivision Control Act P.A. 288 of 1967 name was changed to the Land Division Act by amendment 591 of 1996. The act referred to in sections 2.18-C-5, 2.18-D-5 & 2.19 of the Ordinance required changing to the new name. Motion by Renee Mischel, seconded by Don Glowicki to revise the Ordinance to show the change was adopted unanimously 6-0-0.

Lot Coverage – Lukas Hill explained that no set standards are available on Lot Coverage for guidance. Each community chooses their own suitable lot coverage standard and decides whether it includes impervious surfaces or not. Several examples on lot coverage presented earlier for review gave adequate reference in choosing a figure that can be adopted in our Township. A general discussion ensued on selecting an appropriate figure that includes impervious surfaces. Two numbers were discussed, 30% or 35%. A motion made by Renee Mischel seconded by Bill Larson to revise the Ordinance to include, "The maximum lot coverage for all structures and impervious surfaces shall not exceed thirty (30%) percent of the gross lot area", this to be added in all appropriate sections of the Ordinance. The motion was adopted 4-2-0, with Jim Lundy & Brian Alton voting Nay.

Mini Storage Expansion, Site Plan Preliminary Review – Mr. David Scheppe and Steven Scheppe distributed preliminary blue prints of the proposed expansion of their Mini Storage business on Cairn Hwy. They had two concerns for which they were seeking input. (1) On the South side which showed a 12 ft setback, can the building be moved back to the lot line, thus creating more room to maneuver on its front side? (2) On the South side can they do without a fence and buffer? It was brought out that the Ordinance does not establish a specific setback between commercial properties. A 5 ft set back was suggested as appropriate along the back side of the building on that side of the property allowing for a 7 ft extra room on the front side. But the Ordinance states unequivocally that there shall be a fence and buffer. A 5 ft setback may not be adequate to meet the Ordinance requirement. It was suggested to build the 10 ft storage units on the south side, which will create extra room to maneuver without changing the 12 ft setback on the south side. The applicant was to study if he can meet the fence and buffer requirements in a 5 ft setback. He was advised that whatever he decides on, to show his decision to the Zoning Administrator prior to preparing a site plan for final review.

Residential Signal Reception – Lukas Hill advised in a memo, with reasoning listed, that the current Township Tower regulations are adequate on this subject.

At 8:25 a motion to adjourn was made by Rene Mischel, seconded by Jim Lundy, passed unanimously 6-0-0.

Respectfully submitted by Emile Sabty

For: Shen Smith
Secretary