B Bruggy

ELK RAPIDS TOWNSHIP PLANNING COMMISSION
ZONING BOARD
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
Shen B. Smith, Secretary
P.O. Box 175
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March 14, 1988

QUARTERLY MEETING OF THE PLANNING COMMISSION

The Quarterly Meeting of the Elk Rapids Township Planning Commission will be held on Thursday, March 24th, 7:30 P.M. at the Elk Rapids Township Hall, corner of River & Spruce Streets, Elk Rapids, Michigan.

Items on the agenda will include:

1. Discussion and public input for future comercial growth expansion in the township.

2. Special Use Permit for Steve & Andrea Moody for their R-2 property on Elk Lake Road, for the operation of an auto repair operation within their existing structures.

   DESCRIPTION - COMM AT SW CORN OF SEC 28, T29 N, RANGE 9W; THENCE E2258.1' ALONG AN EXISTING FENCE TO THE CENTER OF ELK LAKE ROAD FOR A POINT OF BEGINNING; THENCE CONTINUING E TO THE INTERSECTION OF THE E BOUNDARY LINE OF SAID ELK LAKE ROAD, WHICH POINT IS MARKED BY A 3/4" PIPE SET; THENCE RUNNING E 272 FEET; THENCE N 4 56'45" W 152.42 FEET; THENCE S 89 56'14" W TO THE CENTERLINE OF SAID ELK LAKE ROAD; THENCE S 22 14'10" E ALONG SAID CENTERLINE TO POINT OF BEGINNING, ELK RAPIDS TOWNSHIP, ANTRIM CO, STATE OF MICHIGAN.

3. Special Exception Permit for Nationwide Fence Co, potential buyer, and White, potential sellers, for the erection of an outside holding area on the property for the storage of fence materials relating to the commercial operation and RV storage for the rear portion of that same property. Property is currently zoned C-1.

   DESCRIPTION - Part of the S half of Gov Lot 2 and part of the N half of the SW quarter of Sec 32, Town 29 N, Range 9 W, ER Township. Comm at the N quarter corn of said Sec 32, thence S 0 -31'-20" W, 2582.52', along the N & S quarter line of said Sec 32 to the point of beginning; thence S 0 -29'-02: W, 50.77 feet, along the N & S quarter line of said Sec 32; thence SW 329.17 feet, along the centerline of Hwy US-31 and the arc of a 804.98 foot radius curve to the right, the long cord of which bears S 12 -32'-38" W, 326.88 feet; thence S 24 -15'-31" W, 70.0 feet, along said centerline; thence N 65 -44'-29" W, 502.18 feet; thence N 6 -35'-03" E, 398.05 feet, thence S 71 -50'-15" E, 639.24 feet to the point of beginning.

Mr. Bill Derman asked the board about the township master plan. Bob Brugger stated that the township does have a master plan but it is over 11 years old, and hasn't been updated. He stated that this meeting is just one of the first to seek public input for the expansion areas and to gather information for future revamping and revision of the zoning ordinance text and zoning map. Jim Morrison stated that he didn't want to see US31 South of Elk Rapids become similar to the North end of Cadillac with the rambling commercial area along US131. Several people spoke out that the commercial areas should be contained within the areas currently set aside for manufacturing. Several people expressed concern that our farm lands are being used up for commercial enterprises.

It was pointed out by several of those present, that the area of US31 South in question should be provided with service drives to cut down on the traffic problem that would arise if each individual commercial business were to have driveway access to US31.

This question will again be placed on the agenda for the May 19th meeting of the Planning Commission for further public input.

The Public Hearing for Steve & Andrea Moody regarding the issuance of a special use permit for the operation of an auto repair shop on their R-2 zoned property was commenced.

Bob Brugger informed the public at large that he had received three telephone calls on the negative side. The secretary reported that six letters were received on the positive side and one on the negative side. Mr. William Gast, a real property owner, addressed the hearing with his concerns about chemicals, solvents, traffic and noise. Mr. Moody responded with his assurance that none of Mr. Gast's concerns would be a problem. Mr. Gast asked the board who would police this business if any of his concerns became a problem. Mr. Brugger stated that the zoning administrator receives and investigates all complaints concerning zoning violations and non-compliance. Several others spoke for and against the proposed special use. It was pointed out that the Moody's request was not for rezoning of their property, but for a permit to conduct business on the premises of their property according to the site plan submitted.

A motion was made by Ralph Martineau, seconded by Jack Hart, that the board approve the Moody's request with the following terms and conditions attached:

1. There shall be no outside storage of parts or cars that are used for parts.

2. There shall be no more than 2 vehicles awaiting service stored/parked outside at any time.

3. Signage shall be restricted to a maximum footage of 4'x 4' in keeping with the residentail nature of the neighborhood.

Three voting Yes, One voting No MOTION CARRIED

The Public Hearing for Nationwide Fence Company (potential buyer) regarding the issuance of a special exception permit for the erection of an outside holding area on the property for the storage of fence materials relating to the commercial operation and RV storage for the rear portion of that same property. Property is currently zoned C-1.

Mr. Jude Cummings, representative for Nationwide Fence Company described the proposed fencing requirements and explained the site developement plan provided for this hearing. He explained that this parcel of land contains five acres, 2-1/2 acres will be used by the fence company and 2-1/2 acres (the rear acres) will be used for RV storage.

No letters were received pro or con on this proposed special exception. Mr. Bob Holdworth, representing the Elk Rapids Chamber of Commerce spoke in favor of the project, Mr. Dick Beagle, Antrim-Charlevoix Growth Alliance Committee spoke in favor of the project. Real property owner's expressed concern over the RV storage area which would be situated on a rise in the property, making it difficult to esthetically mask. Several members of the public at large expressed concern over outside storage of any item. The Ace Sanitation dumpsters were discussed, and the fact that they are in violation of the zoning ordinance. Also the fact that Ace has not applied for a special exception permit to store these same dumpsters outside.

A motion was made by Ralph Martineau, seconded by Jack Hart, that we approve the issuance of a special exception permit with the following terms and conditions:

1. No outside storage of fencing equipment or fencing materials above the height of 6'.

2. No red/bright colored fence. It is suggested that the fencing materials blend with the enviroment (green or brown coated wire would be preferable to a bright galvanized or colored slat fence.

3. Greenbelt areas to be maintained on the US31 frontage area and the residential area to the rear. These greenbelt areas are to be esthetically designed as to mask the stored fencing materials and equipment on the front of the property and to mask the RV storage area from the residential area to the rear. Greenbelts are to be a minimum of 10' wide with a maximum area of 25' wide. Evergreen plantings will be of a minimum height of 6' at the time of planting.

4. RV Storage Area will have a 10' wide greenbelt of evergreen plantings along the natural crest of the hill that disects the property. Evergreen plantings will also be along the North and South property lines. As the natural lay of this property is higher in the back, every effort must be taken to make the RV storage area as esthetically pleasing as possible. It is more desirable to have well masked and greenbelt areas surrounding the storage area than the construction of large pole buildings with no landscaping or attempt made to make the areas attractive to the eye.

MOTION CARRIED

As there was no further business at this time, a motion was made by Ralph Martineau, seconded by Shen Smith, that we adjourn.

MOTION CARRIED

Respectfully submitted,

Shen B. Smith
Secretary

cc: Township Board
Antrim County Planning Commission
Mr. Ken Smith, Elk Rapids Township Zoning Administrator
Mr. Ron Grammer, Township Supervisor
Mr. Steve Moody
Mr. Jude Cummings, Nationwide Fence Company