Township of Elk Rapids
Antrim County Michigan
Elk Rapids Township Planning Commission
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

January 17, 1995

The regular monthly meeting was called to order at 7:05 P.M., January 17th, 1995, by the Vice-Chairman John Boals.

Present: John Boals
Dorrance Amos
Felix Casillas
Leonard Klein
Carolyn Shah, Alternate
Ned Verhage

Absent: Shen Smith
Richard Jobe

Also present Donald Hamilton, Consultant; Leonard Harrett, Zoning Administrator, and Terri Hoyt.

A quorum was established.

Minutes of the December 20th, 1994 meeting were not available, and a motion was made by Leonard Klein and seconded by Dorrance Amos to waive the reading of the minutes.

Motion Carried

Don Hamilton distributed to the group the following study drafts:

Ecological and Scenic Features Report

U.S. 31 Corridor Study - Elk Rapids Township and Elk Rapids Village

Elk Rapids Township Master Plan

It was decided by the group that Don Hamilton would summarize the three drafts. Ned Verhage also instructed the group to review and be prepared to comment on the drafts at the next meeting.

Don Hamilton stated that if he and R. Clark & Associates were to do the U.S.31 Corridor Study again they would spend more time on the detail and less on mapping.

The first draft reviewed by Don Hamilton was the Ecological and Scenic Features as reported by Will Gibson, PhD, principal investigator. The cursory review included the acknowledgments, total land area, and ecological features. Carolyn Shah stated the importance of the landmark trees in the township and village. Our records are poor as to location and types. Ned Verhage reviewed the White Ash landmark tree on his property. Don Hamilton explained this report did not have any recommendations, but would satisfy the county requirements. The second report in the spring will include recommendations.

Terri Hoyt commented that the report addressed in general terms as to the numerous water problems of Elk Lake. She suggested and requested that the report be more specific as to the exact location of the individual problems on the lake.

The second study to be reviewed was the U.S.31 Corridor Study - Elk Rapids Township and Elk Rapids Village. Our review was done in the same manner as the first, but more detailed including all the recommendations. Don stated the importance of the following information which included these recommendations:

Future commercial development as to layout and screening.

Commercial Cluster Patterns which included group signage in the layout.

Low screening bushes and trees at parking areas.

Importance of evergreen plantings to screen off areas.

Page #16, item #2, line #5 the word "west" should be removed and the word "East" be added.

An area of concern was the stop light and bridge in Elk Rapids Village because of its poor appearance and overhead wiring.

Don Hamilton emphasized the importance of the U.S.31 corridor, and the requirements for corrective action for future planning including numerous items:

that the Planning Commission become more involved

appoint an advocacy group or work with the Village Beautification Commission so as to affect all governing agencies in the area

The last study draft to be reviewed was the Master Plan which Don has read, discussed, rewritten, and changed as the group worked through it during the year. The review only detailed the following areas: additional maps, vision, goals, objectives, mission statement, mix uses, shoreline protection, future land uses and finally the land use map.

Leonard Klein commented that we had agreed not to have any manufacturing district, but that the Village would be responsible for this area, and the only acceptable one is light manufacturing.

Leonard Harrett, Zoning Administrator, distributed the Annual Report-1994 Zoning Activities, which included permits and violations since September 1994, and a second report involving Township zoning issues that involve minor ambiguities with the ordinance. The three issues were discussed which included a greenhouse in the agricultural area, the process required for a non-conforming "B" to a non-conforming "A" dwelling, and the last was the exchange of side yard by one property owner to another neighbor.

Felix Casillas asked could we do the same for Elk Lake Road as we have done on the U.S.31 Corridor? This would mean we make no changes to affect the natural beauty of the road. The only changes would include new pavement, repair, shoulder corrections, bike paths, etc. Don stated that we could petition the Antrim County Road Commission to make it a Natural Beauty Road. The concern is that the Road Commission does not like to do this because of the restrictions in its care. Carolyn Shah informed the group that the road is on the Antrim County paving for 1996.

The next Master Plan Meeting will be held on Tuesday, February 21, 1995, at 7:00 P.M. in conjunction with our regular meeting. As there was no further business at this time a motion was made by Ned Verhage, seconded by Felix Casillas to adjourn.

Motion Carried

Meeting was adjourned at 8:40 P.M.

Respectfully submitted,

Felix T. Casillas,
Acting Secretary