Elk Rapids Township Planning Commission
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September 11, 2001

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Renee Mischel, at 6:30 PM, on Tuesday, September 11, 2001. Present: Jim Lundy, Shen Smith, Renee Mischel. Don Glowicki, Jr., & Tom Dame. Absent: Emile Sabty & Harry Potter. A quorum was established. Also present –Len Harrett, Dick & Pam Davis, and John Engstrom.

Public Hearing #1: NON-CONFORMING STRUCTURE UPGRADE FROM CLASS "B" TO CLASS "A", for Richard & Pam Davis, 7475 Terrace Avenue, Elk Rapids, Michigan 49629 on property tax number 05-06-475-012-00-011, Maple Harbor Subdivision. Applicant wishes an upgrade in order to extend a 2nd floor above ground floor. Hearing was opened to the public. Dick Davis presented his sketch plan for a proposed expansion on the existing structure. No input was received from the public. A motion was made by Shen Smith, 2nd by Jim Lundy to close the public hearing. **MOTION CARRIED. Y5 N0**

After additional review of the sketch plan, a motion was made by Shen Smith, 2nd by Tom Dame to approve the Non-Conforming Structure Upgrade from Class "B" to Class "A" for the primary structure, but not for any decks and patios. **MOTION CARRIED Y5 NO**

Public Hearing #2: GARROW NON-CONFORMING USE UPGRADE FROM 4/30/99
Robert L. Garrow, Sherron L. Garrow, and Brian L. Garrow, 11343 Deepwater Point Lane, Rapid City, Michigan 49676 for property located at Williams Drive, Cairn Highway, and Birch Lake Road. Property Tax #05-06-600-050-00. The purpose of this public hearing is to consider definition of Item #7 of the "Conditions of Upgrade" of April 30, 1999 - currently reading: " #7: That there shall be no year around use of the studio contained above the garage". The hearing was opened to the public. No input was received from the public. A motion was made by Shen Smith, 2nd by Don Glowicki, Jr. to close the public hearing. **MOTION CARRIED Y5 N0**

As the time was short for this meeting, a motion was made by Shen Smith, 2nd by Renee Mischel to table further action on the Garrow condition until a later time. **MOTION CARRIED Y5 N0**

Minutes: A motion was made by Renee Mischel, 2nd by Jim Lundy to approve the 7/10/01 minutes. **MOTION CARRIED Y5 N0**. A motion was made by Tom Dame, 2nd by Don Glowicki, Jr. to approve the minutes of the 8/7/01 meeting. **MOTION CARRIED Y5 N0**.

UNFINISHED BUSINESS

Traverse Brewing Company: Discussion regarding permission for the Traverse Brewing Company to maintain a beer tent seasonally during the summer session in relation to the Commercial Zone, Section 12.04 & 11.03. With an amendment added to the Ordinance regarding the Use as an authorized use by "special use". A motion was made by Shen Smith, 2nd by Jim Lundy to authorize the chairman to discuss amending the Ordinance with legal counsel. **MOTION CARRIED Y5 N0**

Wetland Preservation Committee: John Engstrom & Shen Smith presented information on threatened species identified in the Cabana Shores area of Lake Michigan. Michigan Pitcher's Thistle (also known as Dune Thistle)which grows and thrives in the Cabana Shores dune area is currently endangered because of construction and heavy foot, vehicular traffic in the dune area and along the shoreline. Also calling Cabana Shores area home is the Michigan Tansy. These shoreline plants require open, windblown sand dunes or low, open beach ridges in order to thrive. Management plans need to be created for this area regarding building permits and enforcement systems. Conservation easements need to be put in place through zoning to help protect the critical and sensitive homeland for these endangered plant species through restricted building pads.

Shen Smith made a motion, to request of the Elk Rapids Township Board, a one year moratorium be put in place for the Cabana Shores area (as outlined on the Cabana Shores Lot Map). No second was received on the motion.

Shen Smith made a motion, 2nd by Renee Mischel, to request of the Elk Rapids Township Board that a moratorium be put on the Cabana Shores area until January 1, 2002, to give the Planning Commission time to review the previous materials created for protection of this area. (i.e. Larry Sullivan overlay, DRN studies)and propose a final plan for protection of the area.. **MOTION DENIED Y1 N4.**

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Renee Mischel to adjourn. MOTION CARRIED Y5 N0

Meeting was adjourned at 7:35 PM.

Respectfully submitted,

Shen Smith

Shen Smith
Secretary