Elk Rapids Township Planning Commission

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May 1, 2001

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order at 6:30 PM, Tuesday, May 1, 2001, by co-chairman Jim Lundy. Present: Don Glowicki, Jr., Shen Smith, Jim Lundy, Emile Sabty, Harry Potter & Tom Dame. Absent: Renee Mischel. A quorum was established. Also present, Len Harrett & Jay Merchant.

Minutes. The minutes of the 3/3/01 meeting and the April meeting were reviewed. A motion was made by Harry Potter, 2nd by Tom Dame, to approve the minutes. MOTION CARRIED. Y-6 N-0

Mini Storage Amendments. Draft of mini-storage amendments is ready for a public hearing with the June meeting.

Amendments. Discussion regarding "Buildings & Structures" – Section 17.01 & 2.07. Gazebo setbacks were discussed in relation to setbacks and accessory buildings. (1.03 MM). A motion was made by Shen Smith, 2nd by Emile Sabty, to approve for public hearing –

Amend - Section 2.07 - ACCESSORY ~~BUILDING~~ *STRUCTURES* & DECKS. The front, side and rear yard setback requirements of each zone shall apply to the location of accessory ~~buildings~~ ***structures*** within each zone.

Section 17.01 - ZONING PERMIT REQUIRED. It shall be unlawful for any person to commence excavation for, or construction of any building, structure or parking area, or to make structural change, alteration or addition in any existing building or structure or relocate any building or structure without first obtaining a zoning permit from the Zoning Administrator. No permit shall be issued for the construction, alteration, addition or relocation of any building or structure until an application has been submitted showing that the construction proposed is in compliance with the provisions of this Ordinance and any required zoning permit fees paid. No plumbing, building, health, electrical or drainage permit shall be issued until the Zoning Administrator has determined that the plans and designated use indicate that the structure and premises, if constructed as planned and proposed, will conform with the provisions of this Ordinance, and paying the permit fee therefore as established by the Township Board.

Exception to the above requirement of a zoning permit for construction or relocation:
~~Storage shed, or similar type building~~ ***Accessory structures*** not exceeding one hundred (100) square feet and having no permanent foundation, provided however that such building shall be placed in accordance with Section 2.07. **MOTION CARRIED Y-5 N-1**

Non-Conforming Commercial on Birch Lake Drive. Don Glowicki will research history of the non-commercial properties on Birch Lake Drive for the Planning Commission.

Preliminary Site Plan Review – Jay Merchant addressed the Planning Commission with proposed plans for use of a parcel of property on Cairn Highway. Property owned by Don Glowicki, Jr. & Jay Merchant. No new construction is planned at this time and they will be conducting business in the existing buildings.

Altonen PUD. A letter was received from John Altonen requesting an extension of his US 31 PUD. A motion was made by Shen Smith, 2nd by Tom Dame, to extend the US 31 PUD. MOTION CARRIED. Y-5, N-0, A-1

As there was no further business, a motion was made by Shen Smith, 2nd by Don Glowicki, Jr. to adjourn. MOTION CARRIED. Meeting was adjourned at 7:58 PM.

Respectfully submitted,

Shen Smith, Secretary