TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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9/19/95

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman Ned VerHage at 7:00 PM on September 19, 1995, at the Elk Rapids Township Hall, Elk Rapids, MI. Present: Dorance Amos, Leonard Klein, Shen Smith, Ned VerHage, John Ferrari and Dick Jobe. Absent: Felix Casillas. A quorum was established. Also present: Len Harrett, Bill Derman, Pete Peterson, Jim Schluentz, J. Karstens, Ted Veliquette, Sr., Ted Veliquette, Jr. & Doug Strang.

Public Hearing #1: Jim Schluentz, 8114 N. Bayshore Drive, Elk Rapids, Mi. 49629 for a non-conforming use upgrade from Class "B" to Class "A" for property tax number 05-06-150-002-00. The hearing was opened to the public. No correspondence was received. Zoning Administrator report on property was reviewed. A motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing.

MOTION CARRIED

After discussion a motion was made by Shen Smith, 2nd by Dick Jobe to approve the upgrade from "B" to "A" for this property conditioned upon an agreement with the property owner to hook up to public sewers as soon as they become available.

MOTION CARRIED

Public Hearing #2: Peter B. Peterson 7212 Birch Lake Road, Box 304, Kewadin, MI 49648 for a non-conforming use upgrade from Class "B" to Class "A" for property tax number 05-06-150-002-00, Lots 110, 111, 124 & 125 of Wequagemaw Park Subdivision. The hearing was opened to the public. No correspondence was received. Zoning Administrator report on property was reviewed. A motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing.

MOTION CARRIED

After discussion a motion was made by Shen Smith, 2nd by Dorance Amos to approve the upgrade from "B" to "A" for this property conditioned upon an agreement with the property owner to hook up to public sewers as soon as they become available and that lots 110, 111, 124 & 125 shall remain merged together as a single property. MOTION CARRIED

Minutes of 8/29/95 Meeting. A motion was made by Dick Jobe, 2nd by Dorance Amos to approve the minutes with the following deletion: "Mike Turkelson", as Mr. Turkelson was not present at this meeting.

MOTION CARRIED

Ancient Mariner Drydocks East Request for Special Use. Hearing which was tabled from meeting of 8/29/95 was reopened. Site Plan received was reviewed by the commission. Bill Derman went item by item through the conditions and requirements of the April 6, 1992 minutes to verify that all conditions and requirements are shown on the new site plan. It has been determined that conditions and requirements are currently on the site plan and that the minutes of 4/6/92 and of 4/11/92 will be attached to the signed site plan. Living quarters are shown on the site plan where the original request was for office and sales space. Recommendation of the Township Attorney was to replace words "Living Quarters" with the words "Sales and Office" as living quarters as a use has not at this time been approved by this commission. Site plan lists a PUD request from Mr. Charles Meyers which also needs to be removed as this was only a request for an application not a request for a PUD. A motion was made by Shen Smith, 2nd by Leonard Klein to approve the site plan with the following revisions and corrections needing to be made:

1. Replace words "Living Quarters" with words "Sales & Office Space";
2. Remove reference, or correct reference to PUD from July 18, 1995;
3. Attach minutes of 4/6/92 and 4/11/92 to site plan.

MOTION CARRIED

Mobile Mariner Condominium, Request for Site Plan Review Hearing which was tabled from 8/29/95 until complete site plan was received and reviewed. Request dated September 4, 1995 was received from the Veliquette's for a change to the zoning ordinance to permit the maintenance and repair of boats and other marine related apparatus within the "M" Manufacturing zone. The Veliquette's request further indicated that "all such repair and maintenance shall be performed within an enclosed structure designed for that purpose. No outside storage of units shall be permitted at any time on or near the premises. Entire operation will be limited to one (1) approved area within the existing site".

A motion was made by Shen Smith, 2nd by Leonard Klein to accept the request for modification of the "M" Manufacturing Zone to include Maintenance & Repair of marine related equipment and boats as an allowed use in this zone.

Discussion: Shen Smith requested a clarification of the "M" zone from Mr. Derman and indicated that it might be a question of interpretation by the ZBA for uses in the "M" zone. Planning Commission agreed that other uses in the "C" Commercial zone might also be allowed uses in the "M" zone and Don Hamilton was instructed to review this zone and submit suggestions and wording for an amendment to the ordinance in accordance with the request from the Veliquette's. Mr. Hamilton pointed out that his interpretation of exact wording of the "M" Manufacturing zone in this ordinance indicates that each and every use in the "M" Manufacturing zone must be determined by a special use permit in accordance with Sections 12.01 and 12.03. Bill Derman disagreed with this interpretation. Don Hamilton was instructed to proceed with suggestions for the commission.

A motion was made by Shen Smith, 2nd by Leonard Klein to approve the Site Plan for Mobile Mariner Condominiums with the following conditions:

1. Separate master deed shall be maintained for Mobile Mariner Condominiums;
2. Property number 05-06-015-002-20 shall be recorded for the 1.7 acre parcel split from the parent parcel 05-06-015-002-10;
3. All conditions, requirements and restrictions of the parent parcel (Ancient Mariner Drydocks East) shall remain conditioned upon the existence of the Mobile Mariner Condominium project in regard to greenbelts, driveways, utilities, setbacks, etc.
4. That no marine repair facility shall be opened on this parcel until the zoning ordinance has been amended and approved to allow this use in the "M" zone;
5. Per owner, no restroom facilities are intended;
6. Per owner, no signage to be established. MOTION CARRIED

A motion was made by Leonard Klein, 2nd by Shen Smith to table further discussion or decision on request by Ancient Mariner Drydocks East request for living/security quarters within building "B", a warehouse structure on this property until report is received from Don Hamilton regarding uses within the "M" zone and the planning commission can make a physical inspection of the property in question. MOTION CARRIED

Master Plan. Don Hamilton provided the commission with a final copy of the Natural Resources Management Plan for Elk Rapids Township, dated 8/11/95 and a set of maps which need to be reviewed by the commission for the next meeting. Don Hamilton indicated that the Master Plan final copy will be ready for the next meeting for final review and corrections.

Mr. Ferrari was welcomed as the newest member to the planning commision.

As there was no further business at this time, a motion was made by Dorance Amos, 2nd by Shen Smith to adjourn. MOTION CARRIED

Meeting was adjourned at 9:15 PM

Respectfully submitted,

Shen B. Smith