TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION

MAY 5, 1998 REGULAR MEETING MINUTES

The regular meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:00 P.M. on Tuesday, May 5, 1998, at the Elk Rapids Township Hall, Elk Rapids MI. Present: Tom Dame, John Ferrari, Don Glowicki, and Ned VerHage. A quorum was present. Absent were Dorance Amos, Renee Mischel, and Shen Smith. Also present: Len Harrett, John Hrehart, Darryl Antcliff, Norb Rooke, Roger Conrad, and Harry Conrad.

Public Meeting #1: John & Caren Hrehart Request for Non-Conforming Structure Upgrade "B" to "A". The public meeting was opened by VerHage. Harrett, zoning administrator, reviewed his measurements of the property and the existing structures. Ferrari questioned the lot depth of 124', since the 1941 plat showed a lot depth of 108'. Harrett said his measurements were correct. Mr. Hrehart explained that the 10'x22' addition was only 1 story to match the original cottage and needed to provide a handicap bathroom and enlarge the kitchen to accommodate their handicap son-in-law. Mr. Antcliff, the son-in-law, passed out a therapist's sumary defining the Bathroom and Kitchen Space Requirements for Mr. Antcliff. The open meeting was closed. VerHage made a motion to approve the request. No one seconded: therefore, the motion failed for lake of support. Dame said that he had just returned from vacation and did not have a chance to view the property and made a motion to table the request until he could view the property. Glowicki seconded. The motion to table was approved.

Public Meeting #2: Roger & Harry Conrad Request for Non-Conforming Structure Upgrade "B" to "A". Mr. Conrad explained that the upgrade was requested to add a 15'x11' addition to one of four cottages and upgrade the property for the remaining cottages if they are damaged or destroyed. There are also two homes on the property. The property is quite large and all buildings, including the proposed addition meet all zoning set back requirements. There were no dissenting comments or correspondence. Ferrari motioned to accept the request for upgrade, Verhage seconded, and the motion passed with Dame abstaining.

Review Zoning Ordinance for B to A Upgrade revisions. After some discussion, the commission decided that there were no acceptable revisions to adopt. Therefore, Ferrari motioned, VerHage seconded, and the commission approved unanimously to recommend that the Township Board impose a moratorium on all B to A upgrades for four months until suitable revisions could be achieved. The only exception would be the Hrehard request tabled earlier. A draft recommended by attorney Derman will be given to the Board by Glowicki.

Ferrari motioned, VerHage seconded, and the Planning Commission approved to amend the April meeting minutes with the following four changes:

1) For the Greenwolt upgrade at 14554 E. Williams Rd., the minutes read: "Ned VerHage made a motion to approve the request. No one seconded the motion and the request was denied". The revised minutes will read: " Ned VerHage made ..... No one seconded; therefore, the motion failed for lack of support".

2) For the Burch upgrade at 8684 N. Bayshore, the minutes read: "Ned VerHage made a motion to approve the request. No one seconded the motion and the request was denied". The revised minutes will read: " Ned VerHage made ..... No one seconded; therefore, the motion failed for lack of support".

3) Under the approved changes to Section 17.01 exceptions to paragraph B), the minutes read: "Decks, porches, and patios not exceeding 150 square feet and less than 12 inches above grade and having no permanent foundation, providing however that such building shall be placed in accordance with section 2.07". The revised minutes will read: "Decks, porches, and patios not exceeding 150 square feet and less than 12 inches above grade and having no permanent foundation, providing however that such *STRUCTURE* shall be placed in accordance with section 2.07".

4) Under the approved changes to Section 2.07, the minutes read: "Section 2.07 shall now read: Accessory Building. The front, side ....." The revised minutes will read: "Section 2.07 shall now read: Accessory Building *AND DECKS.* The front, side ....."

Zoning Ordinance Section 15.02C revisions were tabled until the next meeting.

Coastal Management Program was also tabled until the next meeting.

Professional Planners discussion was also tabled until next meeting.

Len Harrett reported that there is a family in Maplewoods subdivision raising 7 rabbitts as pets for their sons. A retired neighbor accross the street objects. The pets cage is not next to any neighbors lot line. Len Harrett and the Planning Commission thought that this practice was OK.

Dame motioned, Glowicki seconded, and the commission approved to adjourn. Meeting was adjourned at 9:05 PM.

Respectfully Submitted,

John A. Ferrari