Shen Smith

TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY OF MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
September 16th, 1991

The Public Hearing of the Elk Rapids Planning Commission was called to order at 7:40 P.M. on September 16, 1991, by Chairman Felix Casillas. The purpose of this hearing is to review and adopt an amendment to the Elk Rapids Township Zoning Ordinance. Chapter 16 (Board of Appeals) of the current ordinance shall be renumbered to the 1700's and Chapter 17 (Administration and Enforcement) shall be renumbered to the 1800's. A new chapter shall be added and numbered starting with 1600. The new chapter will regulate site plan review with application and procedure information for the public at large.

Roll Call Present: Felix Casillas
Leonard Klein
John Boals
Dick Jobe
Bill White

Absent: Shen Smith
Dean Veliquette

Also present B. Schmitz and V. White, Township Trustees, K. Smith, Zoning Administrator, and interested citizens.

A quorum was established.

Reading of the Minutes

A motion was made by Bill White and seconded by Dick Jobe that we approve the minutes of the September 9, 1991meeting with the following correction to stipulation number one.

"That a variance of 18 feet to the lot width at the front yard set back line be granted by the Zoning Board of Appeals."

The Chairman then stated the purpose of the Public Hearing and asked if all interested parties had copies of the proposed site plan review ordinance the reply was in the affirmative. It was agreed we would individually read the ordinance and comment if acceptable, or what changes were required for clarification and better understanding.

The following are the changes made and agreed to by the group:

Page No. 1 - Section 16:04

V. White questioned the number of detailed site and development plan copies required for final approval. The satisfactory

response was that the Planning Commission required seven (7) copies, Township Clerk one (1), Zoning Administrator one (1), and consultant one (1) for a total of ten.

Paragraph "A" - Item #1: that it read "The applicants full name, address and phone number including area code - Ken Smith.

Page No. 2 - Section 16:04

Paragraph A - Item #11: no change, but to Chapter 1 "purpose and Definitions" the Planning Commission should add the definition of gross and net acreage - Ken Smith.

Paragraph B - Item #6: Ken Smith questioned the last part of the sentence "as identified by the D.N.R. in an official determination request" because of the recent changes in the procedure. After discussion by the entire group the decision was made to make no changes.

Page No. 3 - Section 16:04

Paragraph B item #9: Leonard Klein corrected the grammar first line remove the words "of" and "an" and add "and" so it reads as follows: Location and dimensions. Second line add the letter "S" to "A" to make the word as so it reads as follows: "as well as acceleration."

Paragraph B - Item #16: Ken Smith requested that cross sections be clarified for the group. It was decided the two words were too ambiguous and changed to showing all views.

Page No. 4 - No changes.

Page No. 5 - Section 16:06

Paragraph D - first line spelling therefrom is one word.

Page No. 6 - Section 16:08

Paragraph A - third line add 180 after the word improvements.

Paragraph C - remove the number 4 after the word administrator.

Page 6 - Section 16:09

Change paragraph letter "B" to "A"

Page No. 6 - Section 16:10

Line #1 - After discussion it was decided that only 3 and not 12 copies were required "as built" and add "a licensed engineer" or "surveyor" in "the State of Michigan."

Line #6 - that we change "among the appropriate boards" to "to the township clerk and secretary of the township Planning Commission" to be more specific.

Line #7 - change "each board" to "the township Planning Commission" to be more specific.

Line #8 - change the word"may" to "shall" and add the word "may" after "and" before "issue."

Page No. 7 - Section 16:11

Line #6 - change "19:09" to "18:09" numbering error.

The Chairman stated no correspondence has been received as of September 12, 1991, per the secretary.

A motion was made by Dick Jobe and seconded by Leonard Klein to accept that Chapter 16 (Board of Appeals) of the current ordinance be renumbered to the 1700's and Chapter 17 (administration and Enforcement be renumbered to the 1800's. The new chapter Site Plan Review with application and procedure with the meeting's corrections and additions be added and numbered starting with 1600.

Motion carried with all members present voting for.

As there was no further business at this time, a motion was made by Leonard Klein and seconded by John Beals that we adjourn.

Meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Felix T. Casillas
Acting Secretary