ELK RAPIDS TOWNSHIP PLANNING COMMISSION
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
SHEN B. SMITH, SECRETARY
P.O. BOX 175 - ELK RAPIDS, MICHIGAN 49629
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4/2/90

REGULAR MONTHLY MEETING OF THE ELK RAPIDS TOWNSHIP PLANNING COMMISSION

THE MEETING WAS CALLED TO ORDER AT 7:30 P.M. ON APRIL 2, 1990, AT THE ELK RAPIDS TOWN HALL.

ROLL CALL PRESENT:	BUD TOWNSEND	BOB BRUGGER
	BILL WHITE	DEAN VELIQUETTE
	TODD PARENT	SHEN SMITH
	BILL DERMAN	
ABSENT:	DICK JOBE	KEN SMITH

A QUORUM WAS ESTABLISHED.

A MOTION WAS MADE BY BILL WHITE, SECONDED BY BOB BRUGGER TO APPROVE THE MINUTES OF THE LAST MEETING AS RECORDED. MOTION CARRIED

PUBLIC HEARING - E-Z DOCK SPECIAL EXCEPTION REQUEST FOR OUTSIDE DISPLAY OF DOCKS & BOAT LIFTS.

BUD TOWNSEND READ PUBLIC NOTICE AND LETTERS FROM KEN SMITH AND SCOTT NELLES REGARDING THE SPECIAL REQUEST.

BILL DERMAN SUGGESTED THAT THE MEETING BE ADJOURNED UNTIL A TIME WHEN THE PROPERTY OWNERS, RON & KATHLEEN BLAHA COULD RESUBMIT MORE INFORMATION FOR THE PLANNING COMMISSION. BILL DERMAN STATED THAT THIS REQUEST SHOULD BE HANDLED IN TWO SEPARATE REQUESTS - 1. PERMISSION TO SELL DOCKS & LIFTS AS THIS USE IS NOT ONE OF THE DEFINED USES PER THE ZONING ORDINANCE. 2. AN ADDITIONAL SPECIAL USE PERMIT FOR OUTSIDE STORAGE/DISPLAY OF THESE DOCKS/LIFTS IF THE BUSINESS USE WAS TO BE GRANTED.

BILL DERMAN FELT, SCREENING OF BOATS, ETC. SHOULD BE REQUESTED IF ANY CONSIDERATION WERE TO BE GIVEN THE GRANTING OF ANOTHER REQUEST FOR OUTSIDE STORAGE FOR MR. & MRS. BLAHA. HE ALSO INDICATED THAT BOATS, ETC. WAS IN VIOLATION OF THEIR PREVIOUS OUTSIDE DISPLAY PERMIT WITH BOATS MOVED ONTO PARCEL H.

RON BLAHA STATED THAT ALL BOATS WOULD BE MOVED IMMEDIATELY FROM LOT H, AND THEY WERE VERY UNHAPPY TO FIND OUT ALL OF THE ADDITIONAL REQUESTS AT THIS MEETING AND NOT PRIOR TO IT. HE STATED THAT HIS SCALE WAS CORRECT ON THE DRAWINGS AND THAT THEY WERE ASKING FOR OUTSIDE DISPLAY NOT STORAGE OF DOCKS AND LIFTS. HE ALSO INDICATED THAT THEY WOULD NOT PUT OUT MORE THAN A DOZEN DOCKS/LIFTS FOR DISPLAY.

IEN SMITH ASKED ABOUT THE MOBILE HOME THAT WAS PROPOSED FOR OFFICE USE (THIS PROPERTY AND INDICATED THAT SHE DIDN'T FEEL A MOBILE HOME WAS IN THE BEST TASTE FOR THE US 31 FRONTAGE.

AFTER DISCUSSION, A MOTION WAS MADE BY SHEN SMITH, SECONDED BY TODD PARENT, THAT WE ADJOURN THIS MEETING UNTIL 7:30 P.M. ON APRIL 16, 1990 FOR FURTHER INFORMATION TO BE SUBMITTED. THIS INFORMATION WILL INCLUDE:

1. SPECIFIC DIMENSIONS OF LOT TO BE USED
2. BUILDING DIMENSIONS AND LOCATION OF BUILDING ON LOT
3. SPECIFIC LOCATION & NUMBER OF DOCKS/LIFTS TO BE DISPLAYED
4. PARKING LOT AND DIMENSION OF DRIVEWAY & CURB CUTS
5. LANDSCAPING PLAN

MOTION CARRIED

UNFINISHED BUSINESS

BILL WHITE INDICATED THAT THE TOWNSHIP HAS NOT HEARD ANYTHING ON THE BED & BREAKFAST ORDINANCE FROM THE COUNTY. HE STATED THAT THE ONE BED & BREAKFAST OWNED BY MR. & MRS. VANDERVORT, IN THE TOWNSHIP WOULD LIKE TO INCREASE THEIR FACILITY FROM THREE GUEST ROOMS TO FOUR AS THE AAA ASSOCIATION WILL NOT CARRY A LISTING UNLESS THE FACILITY CONTAINS FOUR RENTAL ROOMS. BILL SAID THAT THEY WOULD LIKE TO BUILD A BEDROOM IN THE BASEMENT FOR THEIR OWN USE. AFTER DISCUSSION IT WAS DETERMINED THAT THIS WOULD HAVE TO BE A SPECIAL EXCEPTION USE TO BE DECIDED AFTER THE TOWNSHIP BOARD HAS REVIEWED AND/OR PASSES THE B & B ORDINANCE. THIS MATTER WILL BE REFERRED TO THE ZONING ADMINISTRATOR UPON HIS RETURN FROM VACATION.

:LL DERMAN ADDRESSED THE SITE PLAN REVIEW ORDINANCE TO BE PROPOSED AND A NEW DEFINITION OF DWELLING. THESE WILL BE READY FOR REVIEW FOR THE FIRST MONDAY MEETING IN MAY.

THE SUGGESTED GREEN PLANTING SKETCH WAS SUBMITTED FOR REVIEW FROM KEN SMITH. THIS WILL BE REVIEW IN DEPTH AT THE NEXT MEETING.

A MOTION WAS MADE BY SHEN SMITH, SECONDED BY TODD PARENT, THAT BILL DERMAN DRAFT AN APPLICATION FORM WITH A CHECKLIST FOR ALL REZONING AND SPECIAL USE REQUESTS. MOTION CARRIED

BILL WHITE STATED THAT HE HAS BEEN IN CONTACT WITH THE ANTRIM COUNTY PLANNER AND WILL SET UP A MEETING TO HAVE HIM ADDRESS THE PLANNING COMMISSION IN THE NEAR FUTURE. AS THE NEW PLANNER WILL NOT BE ABLE TO ACTUALLY HELP US DRAFT AN OUTLINE, SHEN SMITH WILL CONTACT PLANNERS FROM THE MSCP DIRECTORY FOR PRICE QUOTES.

TODD PARENT ASKED THE STATUS ON THE PINE HOLLOW/MERSKIN DEVELOPMENT. BUD TOWNSEND STATED THAT THEY ARE STILL WORKING ON THEIR PROPOSAL AND WILL SUBMIT WHEN THEY ARE READY. BILL WHITE STATED THAT THE TOWNSHIP HAS HIRED PROFESSIONAL HELP FOR THIS PROJECT.

NEW BUSINESS

SHEN SMITH PRESENTED THIRTY LETTERS ADDRESSED TO THE ER PLANNING COMMISSION FROM TOWNSHIP PROPERTY OWNER'S REQUESTING:

> "THAT THE MASTER PLAN BEING DEVELOPED BY THE PLANNING COMMISSION PROVIDE THAT ALL OF THE PROPERTY PRESENTLY FRONTING ON SOUTH BAY SHORE DRIVE AND LAKE SHORE DRIVE THAT IS PRESENTLY ZONED R-3 MULTIPLE-FAMILY BE CHANGED TO R-1 ONE-FAMILY. THIS WOULD ALLOW FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY IN A MANNER WHICH IS CONSISTENT WITH THE EXISTING DEVELOPMENT."

AS THERE WAS NO FURTHER BUSINESS, A MOTION WAS MADE BY TODD PARENT, SECONDED BY SHEN SMITH, THAT WE ADJOURN UNTIL 7:30 PM ON APRIL 16, 1990. MOTION CARRIED

MEETING WAS TEMPORARILY ADJOURNED AT 9:20 P.M.

RESPECTFULLY SUBMITTED

Shen B. Smith
SHEN B. SMITH