Elk Rapids Township Planning Commission
Antrim County, Michigan
Shen B. Smith, Secretary
PO Box 175
Elk Rapids, Michigan 49629
(616) 264-9515 Fax (616) 264-6667

December 3, 1996

The Regular Monthly meeting of the Elk Rapids Township Planning Commission was called to order at 7:10 PM, on Tuesday, December 3, 1996 by the chairman, Ned VerHage. Present: Ned VerHage, John Ferrari, Shen Smith, and Felix Casillas. Absent: Dick Jobe, and Dorance Amos. A quorum was established. Also present: Len Harrett, Wm Derman & M. Turkelson.

Minutes of Last Meeting. A motion was made by Shen Smith, 2nd by John Ferrari to approve the minutes of the last meeting. MOTION CARRIED.

PUBLIC HEARING

Request from Jolene & Michael Hine to rezone Property Tax #05-06-029-004-35 from Commercial to R-2 a lot of 150' x 175'.

Public Hearing was opened to the public. No correspondence was received on this rezoning request. Phone call was received from R. Streit indicating he was in favor of rezone to residential from commercial. The property owners spoke requesting the rezoning so they might sell the parcel for residential.

As there was no other public input the hearing was closed to the public. Discussion with Twp Attorneys regarding "spot zoning" issue. Planning Commission may not rezone this parcel to R-1 or R-2 as lot does not have sufficient size to become a conforming lot. Owners were requested to discuss the problem with their immediate neighbors to try and secure additional property to make a conforming lot. A motion was made by Shen Smith, 2nd by Felix Casillas to table any further action on this request until information is return by the applicants. MOTION CARRIED.

Report was received from Twp Attorneys regarding NonConforming issues. **Lots**. Currently ordinance has no provision to upgrade a lot from B to A, a variance would be required. Reference to lots in this section could be removed. **Sewer Hookups**. All NonConforming Upgrades must require a sewer hookup when the sewer line becomes available in that area. All NonConforming Upgrades must be recorded with the Register of Deeds to insure compliance with sewer hookup. **Maple Terrace**. No variances or upgrades should be issued in this area on undersize lots. Purpose of rezoning from Village Zone to R-1 was to eventually convert all of the undersize lots into 100' R-1 lots. Planning Commission and ZBA should pay close attention to not upgrading the lots in Maple Terrace.

A Master Plan meeting has been scheduled for 1:00 PM on December 9, 1996. As there was no further business at this time a motion was made by Shen Smith, 2nd by Felix Casillas to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:00 PM.

Respectfully submitted,

Shen B. Smith
Secretary