TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN

MINUTES OF THE QUARTERLY MEETING OF THE ELK RAPIDS TOWNSHIP ZONING BOARD HELD AT THE ELK RAPIDS TOWNSHIP HALL, ELK RAPIDS, MICHIGAN, APRIL 2, 1987.

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON RICHARD GRIBI AT 7:30 P.M. MEMBERS PRESENT WERE RICHARD GRIBI, DIANNA FORSTER, AND RALPH MARTINEAU. SAM SERRELL WAS ABSENT. ALSO PRESENT WERE RONALD GRAMMER (TOWNSHIP SUPERVISOR AND ZONING ADMINISTRATOR) AND VERSIL WHITE (TOWNSHIP BOARD). THE SIGNATURES OF OTHERS PRESENT ARE ATTACHED TO THIS REPORT.

SECRETARY DIANNA FORSTER READ THE MINUTES OF THE JAN. 29, 1987 MEETING. RICHARD GRIBI MOVED THAT THE MINUTES BE APPROVED AS READ. RALPH MARTINEAU SECONDED THE MOTION. THE MOTION PASSED.

CHAIRMAN RICHARD GRIBI ASKED IF THERE WERE ANY OLD BUSINESS. A PUBLIC HEARING WAS HELD TO CONSIDER REZONING FROM "E" - ENVIRONMENTAL TO "R1" - RESIDENTIAL - ONE-FAMILY THE FOLLOWING PROPERTIES: THE "E" PROPERTY SOUTH OF ELK RAPIDS: THE"E" PROPERTY BETWEEN NORTH BAY SHORE DRIVE AND GRAND TRAVERSE BAY: THE REST OF INWOOD HARBOR AND THE "E" PROPERTY NORTH OF INWOOD HARBOR BETWEEN GRAND TRAVERSE BAY AND U.S. 31. IT WAS POINTED OUT THAT BUILDING PERMITS HAD BEEN ERRONEOUSLY GIVEN OUT IN "E" ZONED AREAS AS WELL AS "R1" VARIANCES GIVEN IN AN "E" ZONED AREA. SECRETARY FORSTER READ FROM A STATE OF MICHIGAN ZONING GUIDE THAT SUGGESTED THAT, WHEN A SLUE OF VARIANCES ARE GIVEN OUT IN A PARTICULAR ZONED AREA, THEN IT IS TIME TO CHANGE THE ZONING. SHE ALSO POINTED OUT THAT THIS PROPOSAL FOR REZONING WAS SIMPLY A METHOD TO CORRECT THE PROBLEM INASMUCH THERE ARE MANY SINGLE RESIDENCES IN THIS "E" AREA. RONALD GRAMMER POINTED OUT THAT THE SAME REQUIREMENTS WERE APPLIED IN "R1" ZONING AS WERE IN "R1" VARIANCE IN "E" - ENVIRONMENTAL ZONED AREA. IT WAS ALSO POINTED OUT THAT THE ZONING CHANGE HAS NOTHING TO DO WITH TAXES. ALTHOUGH THERE WAS NO ANSWER TO THE QUESTION AS TO WHY THE PROPERTY IN QUESTION WAS ZONED "E" -ENVIRONMENTAL IN THE FIRST PLACE, THERE APPEARED TO BE AGREEMENT THAT THERE WERE CERTAIN LANDS ZONED "E" - ENVIRONMENTAL THAT SHOULD REMAIN ZONED "E" - ENVIRONMENTAL. DIANNA FORSTER MADE THE MOTION THAT THE PROPERTY OWNED BY THE NATURE CONSERVANCY IN SECTION 9 OF ANTRIM COUNTY BETWEEN NORTH BAYSHORE DRIVE AND GRAND TRAVERSE BAY SHALL BE DELETED FROM THE PROPOSED REZONING CHANGE AND SHALL REMAIN ZONED "E" - ENVIRONMENTAL. RALPH MARTINEAU SECONDED THE MOTION. THE MOTION PASSED. DIANNA FORSTER MADE A MOTION TO APPROVE THE ORIGINAL PROPOSED "E" - ENVIRONMENTAL TO "R1" - RESIDENTIAL - ONE-FAMILY ZONING CHANGE WITH THE DELETION OF THE NATURE CONSERVANCE PROPERTY. RICHARD GRIBI SECONDED THE MOTION. THE MOTION PASSED. THE QUESTION WAS ASKED AS TO HOW FAR BACK DOES THE "E" - ENVIRONMENTAL PROPERTY SOUTH OF ELK RAPIDS (TO BE REZONED R1) AND WHERE DOES THE R2 PROPERTY BEGIN. IT WAS AGREED THAT THE ZONING BOARD WOULD LOOK INTO THIS QUESTION AT ITS REGULAR JUNE MEETING.

CHAIRMAN GRIBE ASKED IF THERE WERE ANY NEW BUSINESS . SECRETARY FORSTER READ A LETTER FROM ATTORNEY RICHARD ZERAFA REPRESENTING RICHARD AND SHEN SMITH. THEY ARE MAKING APPLICATION FOR A SPECIAL EXCEPTION BY THE PLANNING COMMISSION FOR OPERATION OF THEIR KENNELS AS ONE OF THE CONTEMPLATED SPECIAL EXCEPTIONS LISTED IN CHAPTER VI - "A" - AGRICULTURAL ZONE, SECTION 6.01 - PERMITTED USES ON PAGE 10 IN THE ELK RAPIDS TOWNSHIP ZONING ORDINANCE, THE ELK RAPIDS TOWNSHIP ZONING BOARD WILL HOLD A PUBLIC HEARING ON THURSDAY, APRIL 23, 1987 , 7:30 P.M. AT THE ELK RAPIDS TOWNSHIP HALL FOR THE PURPOSE OF CONSIDERING THIS APPLICATION.

OTHER NEW BUSINESS CONSISTED OF A LETTER FROM LOUIS TULPA BEING READ BY SECRETARY FORSTER. IT WAS POINTED OUT THAT TONIGHT'S PUBLIC HEARING ADDRESSED ITSELF ONLY TO THE "E" - ENVIRONMENTAL PROPERTY ON GRAND TRAVERSE BAY AND THAT THE SAME PROBLEM OF ERRONEOUS BUILDING PERMITS BEING GIVEN OUT OR "R1" VARIANCES IN "E" ZONED PROPERTY EXISTS IN OTHER "E" ZONED AREAS. RICHARD GRIBI MADE A MOTION TO CONSIDER REZONING FROM "E" -ENVIRONMENTAL TO "R1" - RESIDENTIAL - ONE-FAMILY THE FOLLOWING PROPERTY OWNED BY TULPA: THE SOUTH 345.00 FEET OF THE NORTH 690.00 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWN 29 NORTH, RANGE 9 WEST, ELK RAPIDS TOWNSHIP, ANTRIM COUNTY, MICHIGAN, LYING EASTERLY OF COUNTY ROAD KNOWN AS "BAY SHORE ROAD AND WESTERLY OF HIGHWAY US 31. DIANNA FORSTER SECONDED THE MOTION. THE MOTION PASSED. A SECOND PUBLIC HEARING WILL BE HELD ON THURSDAY, APRIL 23, 1987 AT THE ELK RAPIDS TOWNSHIP HALL FOR THE PURPOSE OF CONSIDERING THE REZONING.

RALPH MARTINEAU MADE A MOTION TO ADJOURN AND THE MEETING WAS ADJOURNED AT 9:05 P.M.

RESPECTFULLY SUBMITTED,

Dianna Forster

DIANNA FORSTER, SECRETARY