TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
Elk Rapids Township Planning Commission
P. O. Box 175
Elk Rapids, MI 49619
(616) 264-5855

Shen B. Smith, Secretary
November 4, 1996

The November Regular Meeting of the Elk Rapids Township Planning Commission was called to order by Chairperson Ned VerHage at 7:20 pm on November 4, 1996.

PRESENT: Dorance Amos, Felix I. Casillas, John Ferrari, Ned VerHage

ABSENT: Dick Jobe, Shen B. Smith

ALSO PRESENT: Len Harrett, Zoning Administrator.

A quorum was established.

MOTION: A motion was made by Dorance Amos and seconded by Ned VerHage to approve the Minutes of October 1, 1996.

MOTION CARRIED.

ITEM 1.

Felix T. Casillas reviewed the recommended amendment changes to the ordinance as stated in Mr. Peter Garwood's letter to Shen B. Smith, Secretary. It WAS agreed all the suggested changes would be reviewed, considered, and discussed by the Commission at a future meeting.

ITEM 2.

The Secretary distributed to the Commission the Village of Elk Rapids Ordinance 291, subject "The Appointment and Attendance of Alternate Members of the Zoning Board of Appeals." This information will be used for additions and changes to our own ordinance by the commission.

ITEM 3.

The Public Hearing announcement for December 3, 1996, a request to rezone from C-Commercial to R-1 Residential for appellants Jolene and Michael Hine, 7558 Elk Lake Road, Williamsburg, MI 49690 for the property located on South Bayshore Dr., Elk Rapids, MI. Mr. Len Harrett identified the property on the township map for any members who wanted to visit the property before the meeting.

ITEM 4.

The next subject on the agenda as Chapter VII "R-1" Residential One-Family Zone Platted Lots - Section 7.02 - Paragraph H - Lot Area. All lots in this zone shall have a minimum width of one-hundred (100) feet at the front yard setback line and shall have a minimum lot area of twenty-thousand (20,000) square feet. Section 7.03 - Height, Area and Yard Restrictions of Unplatted Lots. Paragraph A. All unplatted lots shall have a minimum lot area of twenty-five thousand (25,000) square feet. the question has been asked why the difference of five thousand (5,000 square feet between platted and unplatted lots.

The Commission concluded after a discussion that the five thousand (5,000) square feet difference was because it had been assumed in the past that platted lots would be within a subdivision and hooked to a sewer system within a limited period and septic systems would only be used for short period. Unplatted lots require the square footage for a permanent septic system. This question will require more research and a detailed answer.

ITEM 5.

Elk Rapids Township, Non-Conforming Uses, B & A. The flow chart with regard to the different classes of non-conforming uses within the Township was distributed to the Commission, reviewed, and discussed as to platted non-conforming lots, structures and their uses. It was decided that we invite the township attorneys to the December 3, 1996 meeting to discuss and correct Chapter IV - Non-Conforming Lots, Use of Land, Structures and Premises.

ITEM 6.

The Milton Township Resolution involving adult businesses was distributed by John Ferrari to the Commission and the subject was placed for discussion on the agenda for the January meeting.

MOTION: As there was no further business at that time, a motion was made by Dorance Amos and seconded by John Ferrari to adjourn.

MOTION CARRIED.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Felix T. Casillas
Acting Secretary