TOWNSHIP OF ELK RAPIDS

ANTRIM COUNTY OF MICHIGAN

ELK RAPIDS TOWNSHIP PLANNING COMMISSION

October 7, 1991

The October Regular Meeting of the Elk Rapids Township Planning Commission was called to order at 7:45 P.M. on October 7, 1991, by Chairman Felix Casillas

Roll Call:	Present	Felix Casillas Leonard Klein Bill White Dick Jobe
	Absent	John Boals Shen Smith Dean Veliquette

Also present Mr. and Mrs. Keller township residents.

A quorum was established.

Reading of the minutes.

A motion was made by Bill White and seconded by Felix Casillas that we approve the minutes of the last meeting as published.

The Chairman reported that the Zoning Board of Appeals, at their meeting of September 12, 1991, requested that we consider the following change to our zoning map; that the section north of Birchwood Dr. now zoned "E" Environmental, which would include all lands to Winters Rd. be changed to R1-Residential.

Bill White stated that the D.N.R. has denied Mr. Plamondon permission to construct a home on his property. It was decided by the commission that the Chairman contact Mr. Brad Wilkinson of the D.N.R. about reviewing the property as to its condition (wetlands).

Felix Casillas stated that at the same meeting of the Zoning Board of Appeals they recommended we, the Planning Commission, consider changing the greenbelt definition in Chapter 7, Section 1.03, Paragraph "O" of the township ordinance be changed to the Township Board's recommendation in Mr. W. White's letter of July 31, 1991, "two rows of 3 to 4 foot high nursery type stock. The trees should be spaced at a maximum of 8 feet apart, and the rows offset so that when looking straight on the maximum width is 4 feet." This recommendation was for the owners on U.S. 31 and the residential property directly to the west.

Messrs Klein and Jobe, both during the discussion of the greenbelt change, stated that we have to consider the importance of screening, height, noise abatement and sight. This subject was tabled for a future meeting.

Mr. White requested permission to leave the meeting at this time.

Mr. Ken Smith, Zoning Administrator, stated after our last meeting of September 16, 1991, and reviewing Section 17.01 Zoning Permit Required of the Elk Rapids Township Zoning Ordinance. It is his opinion that Section 17.01 will lead one to believe a permit is required for any building! Ken has recommended to the Commission the following change and addition to Section 17.01:

a. Storage shed, dog kennel or similar type building not exceeding one hundred (100) square feet and having no permanent foundation, provided however, that such building shall be placed in accordance with Section 2.07, and also, provided that principal structure permitted in the zone is in existence or under construction.

Felix Casillas stated that Ken Smith, Zoning Administrator, had reviewed and made the following changes and corrections to the entire zoning ordinance to accomodate the Site Plan Review Ordinance:

Page No. 12 - Chapter IX - Section 9.02 R-3
Multiple Family Apartment Zone

Division A - No change
Division B - No Change

Paragraphs 1 and 2 - delete and add the following new Paragraph 2: Any proposed use in this zone requires site plan review and shall be applied for under the provision of Chapter XVI.

Page No. 15 - Chapter XII - Section 12.03
Required Conditions

Add: Paragraph D - Site plan review is required and shall be applied for under provisions of Chapter XVI.

Page No. 16 - Chapter XIII - Section 13.03

Line No. 3: Delete Section 14.02 and add Chapter XVI.

Page No. 16 - Chapter XIV - Section 14.02

Use Regulations and Procedure

Paragraph A: Delete line No. 5 after be - accompanied by a development plan which shall include the following: add made under the provisions of Chapter XVI.

Page No. 17 - Chapter XIV

Delete items number 1 thru 5.

Delete Paragraph B items number 1 thru 11.

Paragraph C change to B and Line No. 6 delete Section 14.02B and add Chapter XVI.

Page No. 18 - Chapter XIV

Paragraph D change to C

Delete Sections 14.03 - Performance Guarantee and Section 14.04 Fees entirely.

Section 14.05 Lines No. 1 and 2 delete Section 14.02 and add Chapter XVI

Page 24 Chapter XVII - Section 17.07 Special Exceptions

Paragraph A Line No. 2 delete Section 14.02 and add Chapter XVI

Paragraph D delete have the right to recommend, and add consider approval of the special exception under the provisions of Chapter XVI.

Paragraph D delete Items No. 1 thru 12.

Final item on the agenda was the October 21st, 1991 meeting with the Township Board.

It was decided by the group to write the following thought starters for our meeting:

Importance of enforcing the Zoning Ordinance in the township:

- Cost
- Possible litigation

Planning Commission's responsibility

- Update ordinance (eliminate interpretation)
- Attend study sessions
- Strengthen ordinance
- Understand Township Board ground rules (direction)

Importance of township fees

- Subdivision developments
- Site condo
- Developer absorb costs

Communication with Township Board

- Meeting minutes
- Annual reports
- Planning Commission at Township Board Meeting
- Township supervisor member of Planning Commission

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

Meeting was adjourned at 9:40 P.M.

Respectfully submitted,

Felix T. Casillas,
Acting Secretary

P.S. Attachment copy of the State of Michigan Subdivision Control Act of 1967.