Elk Rapids Township Planning Commission
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AUGUST 1, 2000

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order by co-chairman, Renee Mischel, at 6:00 PM on August 1, 2000, Elk Rapids Township Hall, Corner of Spruce & River Streets, Elk Rapids, Michigan. Present: Jim Lundy, Don Glowicki, Jr., Shen Smith, Renee Mischel, Harry Potter, Tom Dame, & Dorance Amos. A quorum was established. Also present, Larry Sullivan, Len Harrett, Dr Kathryn Snedeker, and Rev Haldon Ferris.

MINUTES – A motion was made by Don Glowicki, Jr., 2nd by Jim Lundy, to approve the minutes of the July/2000 meeting. MOTION CARRIED.

PUBLIC HEARING – The public hearing was opened for input from the general public for a Non-Conforming Structure Up-Grade from Class "B" to Class "A" for structure located at 14343 Birch Pt. Drive, Elk Rapids, Mi. 49629. Property Tax Number – 05-06-375-006-00. Dr. Kathryn S. Snedeker and Rev Haldon D. Ferris, 4674 Village Drive, Saginaw, Mi. 48603, for a Non-Conforming Structure Up-Grade from Class "B" to Class "A" for structure located at 7364 Willams Court, Elk Rapids, Michigan 49629. Property tax numbers – 05-06-600-022-00 & 05-06-600-004-00 (Lots 26 & 27 and parts of Lots 6,7, & 8, Plat of Weguagamaw Park.

No input was received. No correspondence was received. A motion was made by Shen Smith, 2nd by Dorance Amos, to close the public hearing. MOTION CARRIED.

Discussion: Property owners indicated willingness to merge Lots 6, 7, 7, 26, and 27. A motion was made by Tom Dame, 2nd by Harry Potter to approve the upgrade from Class "B" to Class "A" Non-Conforming Structure.

A motion was made by Renee Mischel, 2nd by Shen Smith to amend the previous motion to reflect he willingness of the property owners to merge Lots 6, 7, 8, 26, and 27 as part of the upgrade approval, and to add the following conditions additionally:

a. All decks on the lakeside of the structure will not carry an upgrade;
b. Enlargements of structure not to exceed 900 sf on the footprint;
c. and structure will not exceed 1800 sf total with the addition of a 2nd story.

Amendment to original motion - Yes – 7, No-0 MOTION CARRIED.
Original Motion – Yes – 7, No-0 MOTION CARRIED.

ORDINANCE AMENDMENT REVIEW

Larry Sullivan introduced attached (Exhibit A) proposed text for amendments to the Elk Rapids Township Zoning Ordinance.

Action by Planning Commission on the proposed amendments:

Section 2. Amendment of Chapter 14, Section 14.03 A. proposed amendment to read:

A. Single-family and two-family dwellings. Two (2) parking spaces located behind the building setback line shall be provided for each dwelling unit.

Discussion followed with a motion by Shen Smith, 2nd by Harry Potter to approve this amendment text. YES-4, NO-3 MOTION CARRIED.

Section 3. Amendment of Chapter 14

Section 14.07 is added to the Elk Rapids Township Zoning and shall read as follows:

Section 14.07 - PARKING WAIVER.

The Planning Commission may allow for an approved use to commence with a minimum of 75% of the parking required by this ordinance being provided. The Planning Commission shall require that an area sufficient to provide for 100% of the required parking be designated on the approved site plan. The Planning Commission may require a bond, cash deposit or allow for another method of guaranteeing the additional parking spaces shall be constructed should the Commission determine at a later date to provide adequate parking for the use occurring on the property.

The Planning Commission may require sidewalks, walkways, and bicycle paths to be installed at the property owners expense to provide for means of accessing the uses occurring on the particular parcel of property from neighboring properties and other locations within the township

A motion was made by Renee Mischel, 2nd by Harry Potter to approve the amendment to 14.07 – Parking Waiver. YES-6, NO-1 MOTION CARRIED.

A motion was made by Renee Mischel, 2nd by Tom Dame, to table further discussion on the proposed amendments until the next meeting giving the Planning Commission members time to review the materials. YES – 7, NO-0 MOTION CARRIED

DRIVEWAY SETBACKS - Len Harrett requested the Planning Commission think about including an amendment for a driveway setback of 10' from all property lines. By consensus, this request was tabled until the next meeting.

BUILDINGS OR STRUCTURES – Len Harrett requested the Planning Commission think about including an amendment addition of "Buildings or Structure" in to Section 17.01 and 2.07, or the removal of "Structures" from 1.03 MM. Discussion on this request indicated a concern as to how gazebos, screen-houses, tree houses, playhouses, etc. would be handled in the ordinance as opposed to the storage structures currently not allowed. Any action was tabled by consensus until the next meeting.

Next Meeting – Because of the Labor Day Weekend, a motion was made by Shen Smith, 2nd by Renee Mischel, to hold the Regular September meeting on Thursday, September 14, 2000, starting at 6:00 PM. MOTION CARRIED

As there was no further business at this time, a motion was made by Dorance Amos, 2nd by Jim Lundy, to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:35 PM

Respectfully submitted,

Shen B. Smith
Secretary