Elk Rapids Township Planning Commission
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December 5, 2006

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Tuesday, December 5, 2006, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Renee Mischel, Shen Smith, Don Glowicki, Jr, Brian Altonen, and Wm. Larson. Absent: Jim Lundy. A quorum was established. Also Present: Len Harrett, Brian Wegener, Larry Nix, and Patrick Brady.

Minutes: Minutes for the November meeting were reviewed with a motion by Renee Mischel 2nd by Don Glowicki, Jr. to approve as published. **MOTION CARRIED: Y-6 N-0**

Public Forum: No input from the public was received.

OLD BUSINESS:

Master Plan Draft: Emile Sabty reported that the Township Master Plan draft was not on the November agenda for Township Board review, but should be on the December agenda. Mr. Sabty asked Williams & Works to send to him a list with the addresses for the utility companies and adjacent townships who received notification letters for the master plan process.

US-31 CORRIDOR OVERLAY ZONE- DRAFT: Mr. Sabty indicated to the Township Planners that the draft received for review with this meeting contained much more than the simple corridor suggestions previously determined by the Planning Commission for the submitted draft would be fine for a larger city but will not be acceptable for the Township of Elk Rapids. Mr. Sabty requested that Williams & Works revise the draft limiting the scope of the overlay range to: 1) **Corridor Area** – to within 500 feet on both sides of US-31, 2) **Mixed Use** residential to commercial W/Service drives from project to project where applicable, 3**) Structure Setbacks** from right-of-way a minimum setback of 150' with all parking required to be rear or to the side of parcels, 4) **Landscaping Plan** required. There was a consensus of the Planning Commission that the above conditions would be the extent of the US-31 Corridor Overlay Zone. Mr. Nix indicated that his firm would rework the draft for review with the January meeting.

As there was no further business at this time, a motion was made by Renee Mischel, 2nd by Shen Smith to adjourn. **MOTION CARRIED: Y-6, N-0**. Meeting was adjourned at 8:15 PM.

Respectfully submitted,

Shen Smith
Secretary