TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

8/29/95

A special meeting of the Elk Rapids Township Planning Commission was called to order at 7:00 PM on August 29, 1995, at the Elk Rapids Township Hall by the chairman, Ned VerHage. Present: John Boals, Dick Jobe, Ned VerHage, Shen Smith Felix Casillas & Dorance Amos. Absent: Leonard Klein. A quorum was established.

Also present: Bill Derman, Mike Turkelson, Ted Veliquette, Sr., Ted Veliquette, Jr., Dale Strang, and Carolyn Shah.

A motion was made by Shen Smith, 2nd by Felix Casillas to dispense with the reading of the minutes of 8/15/95 and 8/22/95 and approve as published. MOTION CARRIED

Public Hearing #1: Request from Ted Veliquette, Sr. Ancient Mariner Dry Docks East for a special use permit for the continuance of a residential/security apartment within the above mentioned business. Property tax number 05-06-015-002-10 located at 8275 Herrman Road, Elk Rapids, MI. The hearing was opened to the public. No correspondence or letters were received regarding this proposed request. Ted Veliquette addressed the Commission explaining his request as listed:

1. Apologized for causing the Township unnecessary problems with administration;
2. Remote location does require on site winter and summer security;
3. Apartment allows him a place to live in the summer;
4. Project was hooked up to the sewer previous.

Hearing was closed to the public. Site plan was determined to be insufficient to the request of the Planning Commission. Bill Derman outlined a checklist of items needing to be depicted on the site plan before any decisions can be made:

1. All existing storage buildings
2. All proposed storage buildings
3. Tie all buildings to property lines
4. Building size
5. Number of boat storage units in each building
6. Designate use of all buildings
7. Water flow (parking/drive area)
8. Green belt to be indicated per requirement of April 26, 1992, site plan review
9. Conditions of site plan of 4/26/92, to be on drawing and/or attached by reference
10. Parking to be shown
11. Drainage ditch to be shown
12. Design specifications of buildings to be updated if not exactly like 3/19/92, floor plan and elevation provided the Township
13. All site plans to be dated and signed by "developer"/applicant.
14. Per zoning ordinance - Section 15.10 - "as built" site plan to be provided to Township before occupancy.
15. Need to see drawing of living quarters - what is there now.
16. There is no building permit for living quarters - only for unoccupied boat storage and attached office.
17. Sales office is not drawn on site plan.
18. If going to split parcels, additional points of concern:

a. Mutual and reciprocal easements for use of driveways and storm water retention areas.
b. Requirements that "all conditions" of Township Planning Commission prior site plan reviews shall remain attached to property unless specifically released or modified by the Planning Commission.

Once fully updated site plan is received recommend exploration of alternatives such as rezoning a portion of the property to agricultural, or split parcel off from east side and/or nor side for living structure.

Items under discussion by Planning Commission included: (a) Revoke permits, (b) Require compliance before acceptance of additional applications, (c) If revoked site plan -no more land use permits can be issued, or (d) negotiate to correct violations.

Mr. Veliquette asked the Planning Commission if there are currently any businesses n the Township which maintain residential apartments. The answer was yes one in a commercial zone and one in an R-2 zone which maintains a manufacturing business and residence. Mr. Derman pointed out that the zoning ordinance does not make allowances for this type of special use to be granted.

A motion was made by Felix Casillas, 2nd by Dick Jobe to table action on this proposal until a new site plan depicting all of the above referenced requirements is received and reviewed by the Planning Commission.
MOTION CARRIED

Bill Derman requested that the zoning administrator monitor more closely the development of each site plan. All sites must be personally visited to monitor development.

Public Hearing #2: Request from Ted Veliquette, Jr. Mobile Mariner Condominiums (Ancient Mariner Dry Docks East - parent parcel) for a new business Site Plan Review for the start up of a boat storage and boat repair workshop within the building currently under construction on this property. Property tax number 05-06-015-002-20 located at 8275 Herrman Road, Elk Rapids, MI. Parcel is being split from property 05-06-015-002-10. The hearing was opened to the public. No correspondence or letters were received regarding this proposed request. Ted Veliquette, Jr. addressed the Commission explaining his site plan and that a 1.7 acre parcel is being split off for the new business. A 48x80 building is currently being constructed on this property which will be used for boat storage. A 48x56' second building has been proposed which would be 1/2 boat storage and 1/2 repair area for winter time repairs. There will be no signs erected, no outside storage, and no rest room facilities at this location.

Bill Derman pointed out that the site plan for Ted Veliquette, Jr. is not valid at this time as the site plan for the parent parcel is not in compliance at this time with the requirements of the original site plan. Site plan must be drawn to depict same information as discussed during Hearing #1 including floor plan and elevations. The restrictions from parent parcel to continue on split unless modified by Planning Commission. Same to be shown on site plan. Discussion regarding boat repair not being a listed allowed use in a manufacturing zone. Suggestion by Felix Casillas that ordinance could list special exceptions to be allowed from the commercial zone list as additional uses in the manufacturing zone. Consensus of Planning Commission that boat repair use could be amended as a use for manufacturing. Additional uses from the commercial list are also uses that would be appropriate uses in the manufacturing zone.

A motion was made by Dorance Amos, 2nd by Felix Casillas to table any action on this site plan review until a site plan depicting all of the requirements of Hearing #1 and Hearing #2 have been incorporated, received and reviewed. MOTION CARRIED

Ted Veliquette, Jr. asked the Planning Commission a time frame from point of request to completion regarding an amendment for boat repair being an allowed use in the manufacturing zone. It was stated that the Planning Commission would work as fast as they legally could to help expedite such a request.

Boisvert Property - Len Harrett requested a clarification from Planning Commission and Township Attorneys regarding the definition of remodeling. The Boisverts are planning to extensively remodel their mobile home leaving one wall intact and basically rebuild an entirely new structure. Bill Derman indicated this question really does not come under that Planning Commission as the Antrim Co. Health Department and Building

Department will make the final determinations regarding any compliance to their codes.

Master Plan Don Hamilton reported that the Planning Commission is now in possession of a base map. September 19th will be the date of the next master plan update.

ZBA Questions Don Hamilton addressed a list of questions prepared by Felix Casillas from correspondence with the ZBA. Questions were verbally reviewed with a written definition to be submitted by Don Hamilton at a later date. Questions regarded: Structures, square footage for lots, primary dwelling, principal building, etc.

Planning Commission Bill Derman again reported that there are no provisions for alternates to a planning commission and the planning commission may not continue having alternates. John Boals reported that this was his last meeting as his term of office was up at the end of August. Ned VerHage thanked John Boals for his many years of service to this commission.

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

Meeting was adjourned at 9:35 PM.

Respectfully submitted,

Shen B. Smith