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

October 10, 1990

SPECIAL MEETING OF THE ELK RAPIDS PLANNING COMMISSION

The Special Meeting was called to order at 7:00 P.M. on October 10, 1990 by the Secretary in the absence of the Chairman and Vice Chairman.

ROLL CALL	Present	Felix Cadillac Leonard Klein Shen Smith Dean Veliquette
	Absent	Dick Jobe Bill White Todd Parent

A QUORUM WAS ESTABLISHED

Also present: Phyllis Cummings

READING OF THE MINUTES OF THE LAST SPECIAL MEETING

Motion was made by Leonard Klein, seconded by Felix Cadillac, to approve the minutes of the October 8, 1990 Special Meeting with the following addition to the discussion regarding public anareness on the Native Protection Strip.

> To be added: "A copy of the Township zoning ordinance will be given by the zoning administrator to each applicant for zoning permit at the time of application."

Motion carried

The Secretary reported the next Special Meeting scheduled for Monday October 15, 1990 will be a joint session with the Township Board to discuss the proposed budget needed to get all proposed zoning projects underway.

SITE PLAN REVIEW ORDINANCE

Felix Cadillac stated that a Planning Department will have to be established within the ordinance under the direction of the Zoning Administrator. Leonard Klein stated that he is an engineer so the Township would not need to procure at this time the services of an engineer to review building plans.

'TE PLAN REVIEW SHALL REPLACE SECTIONS 14.02 AND SECTION 17.07 IN THE ER NING ORDINANCE.

The Whitewater Township Site Plan Review Ordinance was reviewed line by line with the following suggested modification to this ordinance:

15.630 REPLACE THE WORD WHITEWATER TOWNSHIP WITH ELK RAPIDS TOWNSHIP WHEREVER IT OCCURS.

ADD ER TOWNSHIP AMENDED ORDINANCE DATA.

15.631

A. (7.) REWORD #7 TO READ "IF PEDESTRIAN CIRCULATION SYSTEMS ARE PROVIDED, THEY SHALL BE INSULATED AS COMPLETELY AS REASONABLY POSSIBLE FROM THE VEHICULAR CIRCULATION SYSTEM."

A. (11.) QUESTION AS TO WHY "BASIC" HAS REPLACED "COMPREHENSIVE" PLAN?

A. (14.) ADD ANY ER TOWNSHIP ORDINANCES HERE.

15.632

A. (1.) STUDY OF FEE STRUCTURE NEEDED. REVIEW AND COST OUT FOR PROPOSED FEES. AS WE WILL BE USING SITE PLAN REVIEW FOR ALL PROPOSED PROJECTS AND SPECIAL USES IN ZONES LESSER THAN THE R-1 ZONE WE WILL NEED A GRADUATED FEE SCALE FOR THE DIFFERING TYPES OF DEVELOPMENT.

REZONING REQUIREMENTS WITH SITE PLAN REVIEW NEED TO BE ADDED AS A SUBSECTION TO 15.632 FOR ALL PROPOSED REZONING PROJECTS LESS THAN THE R-1 ZONING CLASSIFICATION.

C. BREAKDOWN FEE SCHEDULE FOR VARIOUS TYPES OF SPECIAL USE PERMITS AND REZONING FEES.

D. (3) TO THIS SECTION ADD CONTROL OVER SIDE YARD SETBACKS OR CREATE A NEW PARAGRAPH TO COVER THE SIDE YARD SETBACK REQUIREMENTS.

D. (4) DELETE THIS PARAGRAPH AND REFER TO SECTION 15.01 OF THE ER ZONING ORDINANCE REGARDING PARKING REQUIREMENTS.

D. (9) INSERT THE WORD "MUST" AFTER WORD "PREMISES".

15.633

1. (a) ADD R-2, R-3, E AND MANUFACTURING TO THIS PARAGRAPH AND REMOVE THE WORD "INDUSTRIAL" FROM PARAGRAPH.

QUESTION - WHERE DOES THE VILLAGE ZONE BELONG IN THIS SECTION OF THE ORDINANCE?

1. (c) REPLACE MANUFACTURING FOR INDUSTRIAL N, ADD ENVIRONMENTAL ZONE TO THIS PARAGRAPH AND DELETE RC-1.

1. (e) DELETE THIS PARAGRAPH AS R-1 ZONING ORDINANCE ALREADY COVERS R-1 REQUIREMENTS.

2. (a) (16) REFER PARAGRAPH TO SIGN SECTION OF ER ZONING ORDINANCE.

3. ADD POLICE CHIEF TO LIST OF RECOMMENDATIONS NEEDED.

THE ABOVE QUESTIONS AND CONSIDERED MODIFICATIONS WILL BE REFERRED TO BRUCE ORTENBURGER FOR HIS OPINIONS AND RECOMMENDATIONS ON THE CHANGES WE HAVE MADE TO THIS SITE PLAN REVIEW ORDINANCE.

AFTER THE MONDAY, OCTOBER 15TH JOINT SESSION MEETING WITH THE TOWNSHIP BOARD WE WILL RESUME REVIEW OF THE SITE PLAN REVIEW ORDINANCE. WE WILL START AGAIN WITH 16.634 (4) PROCEDURES FOR SUBMISSION AND REVIEW OF APPLICATION. IT HAS BEEN DECIDED THAT PARAGRAPH A. WILL NEED TO BE BROKEN DOWN INTO SEVERAL CATEGORIES FOR CONSIDERATION.

AS THERE WAS NO FURTHER DISCUSSION THE MEETING WAS ADJOURNED.

MEETING ADJOURNED AT 9:00 P.M.

RESPECTFULLY SUBMITTED:

Sheri Smith

SHERI B. SMITH
SECRETARY