Elk Rapids Township Planning Commission
Shen B. Smith – Secretary
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November 7, 2006

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Emile Sabty, on Tuesday November 7, 2006, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Renee Mischel, Don Glowicki, Jr., Brian Altonen, and William Larson. Absent: Shen Smith and Jim Lundy. A quorum was established. Also Present: Len Harrett, Brian Wegener and Patrick Brady.

Minutes: Minutes for the October 3, 2006 meeting were reviewed. A change was made to the Master Plan Review section. Replacement words for "cottage industry" on pages 5 & 19 were changed to read "small commercial and home-based occupations." Motion by Renee Mischel 2nd by Don Glowicke to approve the minutes as amended. **MOTION CARRIED: Y-5, N-0**

Public Forum: No input from the public was received.

Master Plan Draft: New pages 3, 5 & 19 were distributed as corrected. The Township received copies of the Master Plan Draft for review. It was noted that the Master Plan Draft is now accessible on the Township Web Site.

Traverse Brewing Company: The Commission was apprised that the PC decision on this matter was relayed to the Township Board. On October 10, 2006 The Township Board denied the applicant request. Len Harrett added that he informed the applicant of the decision, and that if he wishes to pursue the matter, to submit an official application for what he wants to do.

US-31 CORRIDOR OVERLAY: Open discussion took place on this subject. First impressions of the write-up were expressed. It was felt that the write-up should be more in concert with the present and at the same time bridging the present with the future. Another thought was that overlay should evolve around the Master Plan vision for the US-31 corridor encompassing a scenic view, safe traffic and attracting development in keeping with the character of Elk Rapids. Discussion took place whether the overlay is for the West Side only or it includes the East side. It was mentioned that the overlay would not involve the East side as long as the agricultural designations continue, however if that changes to a different zone, then the overlay would become effective. It was felt that the write-up expounded on dimensional restrictions. That as the West side was almost fully developed, what effect the overlay has on a developed area, unless it was to apply to redevelopment. Thoughts were expressed that a friendlier rewrite might be a good option.

It was agreed that the Planner should attempt to rework the write-up by applying it to the present yet maintaining continuity and gradual change into the future. A map of the area showing present developed areas with cuts and possible access roads was suggested, as well as the same for the open land areas on US-31 South might help.

2007 Meeting Schedule: Meeting schedule for the year 2007 was presented showing the deadlines for receiving PC applications and publication notices. It was accepted and will be placed on the Township Bulletin Board.

As there was no further business the Chairman adjourned the meeting at 8:15 PM.

Respectfully submitted by Emile Sabty for,

Shen Smith
Secretary
11-21-2006