File

TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY MICHIGAN
Elk Rapids Township Planning Commission
P.O. Box 175
Elk Rapids, Michigan 49629

November 5th, 1993

The work session meeting of Elk Rapids Township Planning Commission was called to order at 7:38 P.M. by the Chairman Richard Jobe.

Present: Felix T. Casillas, Dorance Amos, John Boals, Ned VerHage and Richard Jobe.

Absent: Leonard Klein and Shen Smith

A quorum was established. Also present were Ken Smith, Zoning Administrator; Don Hamilton, Consultant; R. D. Dunfield, Prod. Manager, Traverse Brewing Co.; John V. Edstrom, Traverse Brewing Co.; and Ted Veliquette.

Minutes of the October 26th, 1993 meeting were reviewed. A motion was made by John Boals, seconded by Dorance Amos to approve as printed.

Motion carried

Ned VerHage requested clarification of the Community Survey, question #12, Section H of Don Hamilton. Mr. Hamilton stated that Section H was in reference to Section G and it would be better understood if the "H" were removed and the section was included in Section G.

Dorance Amos then requested that Question #12 a second space be added between "agree" and "uncertain."

The last change requested was that the return date of 12/15/93 be changed to as soon as possible.

The Planning Commission and Ken Smith then requested that the representatives of the Traverse Brewing Co. review the Site Plan drawing as to boundaries, fences, building location, additions, parking areas, driveways, landscaping, entrances, and exits.

Richard Jobe, Chairman, requested that Ken Smith, Zoning Administrator, lead the Site Plan Review, Chapter XV, Elk Rapids Township Zoning Ordinance for the Traverse Brewing Co., and that the secretary record the conditions or modifications. Ken Smith read Sections 15.01, 15.02 and 15.03 complete. The Brewing Co. was in compliance with these items that pertained

to them. Each item of Section 15.04 was read and the following modifications or conditions stated:

Section A, Item #2, Mr. Edstrom responded as to ownership. They have a land contract with Mr. Johnson and an agreement with Nationwide who holds the deed. This information is all included in the application as submitted to Ken Smith on November 3rd, 1993.

Section A, Item #4. A concern was stated by the Commission as to the increased traffic in the area. The representatives responded that the traffic would be sporadic during the day as it is at the present time.

Section B, Item #10. Curbing and turning lanes have been reviewed with the state and accepted as is at this time. The Commission requested that the representatives contact and review with the Township Fire Dept. as to access and truck clearances around the building. The parking area will only have seventeen (17) spaces instead of the thirty two (32) as required, but they do have the land for future spaces if required. The Commission accepted this condition for the present.

Section B, Item #11. The building has space for one (1) truck well and outside space for two (2) full size truck trailers. The plant will operate seven (7) days a week with a starting time of 5:00 A.M. The sales operation will be from 11:00 A.M. to 5:00 P.M. Monday thru Saturday, and 12:00 P.M. to 5:00 P.M. on Sunday.

Section B, Item #13. No change required, but the Commission requested that the representatives contact the County Health Dept. to be sure the septic tank and field are sufficient for this type of operation.

Section B, Item #16. At the present time the business has a sign at the front of the building, but within the year they plan to place the business logo or sign on the side of the building. This change would result in the business being in non-compliance with the present ordinance. Since this change does not require any decision now the Commission is requesting the representatives return before the group to resolve the issue when required.

Section B, Item #17. All exterior lighting will be shielded.

Section B, Item #19. The truck well will be screened with trees.

The last item to be resolved was the greenbelt requirement, and it was decided the present screening was acceptable. The Commission did decide the Brewing Co. would add evergreen trees approximately a foot (12") high and spaced as stated in the ordinance to enhance the area in the future.

A motion was made by Dorance Amos and seconded by Felix T. Casillas that the Site Plan as presented and modified by approved.

Motion Carried

The next item of business on the agenda was a request by Mr. T. Veliquette, P.O. Box 27, Kewadin, Michigan, 49648, for modifications to the original plan for their boat storage. The request is to add a building 48' x 80' at the southeast corner of the property. The building would be compatible with all the other buildings on the property. The building would house a towing and hauling trailer, repair, and a boat restoring area with no outside storage.

Ken Smith, Zoning Administrator, responded we now require a Site Plan which requires a professional engineering drawing of the site including the original layout and the modifications requested. He also reviewed the Manufacturing Zone requirements in the ordinance.

It was the decision of the Commission that Mr. Veliquette return with all the documents and information required to the next meeting of the Commission.

The next work session meeting will be November 16th, 1993 at 6:30 P.M.

Meeting was adjourned at 9:36 P.M.

Respectfully submitted,

Felix T. Casillas,
Acting Secretary