Elk Rapids Township Planning Commission

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The Regular Monthly meeting of the Elk Rapids Planning Commission was called to order at 6:00 PM by Acting Chairman, Renee Mischel. Present: Tom Dame, Harry Potter, Shen Smith, Renee Mischel, Don Glowicki & Dorance Amos. All members were present at this meeting with a quorum established. An attendance sheet was circulated for the 15 guests also in attendance.

As the first order of business, Renee Mischel thanked Ned VerHage for his many years of service to the Planning Commission and indicated he will be missed.

Minutes – 7/21/99 – A motion was made by Tom Dame, 2nd by Harry Potter to approve. MOTION CARRIED.
Minutes – 8/3/99 – Correction – On vote regarding septic tank/field inspections correct to reflect there were two in favor and one opposed. A motion was made by Tom Dame, 2nd by Harry Potter to approve as corrected. MOTION CARRIED.

Amendments of "Finding Of Facts – Wandawood Resort"

#1 – Delete the word "not allowed" from the last sentence of the paragraph.
#9 – Delete this paragraph as it is identical to paragraph #5.
#11 – Amend 2,300 sf to 2,200 sf.
#12 – Replace the words "property owner" with "Elk Rapids Township".
A motion was made by Shen Smith, 2nd by Harry Potter to incorporate the changes and corrections above into "Finding of Facts – Wandawood Resort". MOTION CARRIED.

PUBLIC HEARING #1 – Site Plan Review – Wandawood Resort, 7779 Cairn Highway, Elk Rapids, Michigan 49629. The purpose for this public hearing is to perform Site Plan Review for Wandawood Resort,. The property is owned by David Palmer & Carolyn Shan with site plan review being conducted for Wandawood Resort, property tax numbers: 05-060-010-021-00 & 05-06-010-014-00 (Approx. 31 Acres). The entire property is currently zoned Agricultural & R-1 with a Non-Conforming Use Upgrade from Class "B" to Class "A" designation for the operation of Wandawood Resort.

The hearing was opened to the public. Tom Phillips presented the Wandawood site plan for review. Introduced into the record at this time were the following requested documents:

Antrim County Road Commission Letter dated 9/6/99 regarding road end reconstruction timetable.
Northern Michigan Community Health Agency letter dated 8/4/99 regarding septic & drain field locations.
Topographical map of site submitted by Carolynn Shah
Road End sketch plan from R. Boger regarding South End of vacated Cairn Highway.

A motion was made by Tom Dame, 2nd by Harry Potter to accept these documents into the records. MOTION CARRIED. A correction was noted on the official site plan that the North Arrow is actually pointing West and that the site plan needs the dimension recorded on 4 buildings in the relocated area. Postscript and Cherio also need dimensions recorded on the site plan. The new road bed and road right-a-way will be staked with iron stakes to demark the boundaries. All of these dimensions and corrections will be made before any building permits are issued.

Input was received from Stan Smith & Dewey Dame regarding concerns. As there was no further public input a motion was made by Shen Smith, 2nd by Harry Potter to close the public hearing. MOTION CARRIED.

REZONING "A" PROPERTY EAST OF CAIRN TO "R-1". After discussion, a motion was made by Shen Smith, 2nd by Harry Potter for the Township of Elk Rapids to start proceeding to rezone the strip of Agricultural "A" property which will reside East of the newly realigned Cairn Highway from "A" to Residential-1 'R-1". MOTION CARRIED.

RESCIND NON-CONFORMING RESORT USE FOR PROPERTY WEST OF CAIRN HIGHWAY. Discussion regarding the approx. 25 acres of Agricultural "A" land residing West of the newly realigned Cairn Highway indicated that the Non-Conforming Resort Use on this parcel of property should be rescinded as the continued use of this land for resort has proven through many months of public hearing to be unsafe for resorter's at Wandawood Resort, and that the Use no longer exists on the West side of Cairn Highway. A motion was made by Tom Dame, 2nd by Renee Mischel to rescind the Non-Conforming Use Upgrade from Class "B" to Class "A" for the approx. 25 acres of property belonging to David Palmer and Carolyn Shah which resides West of the newly realigned Cairn Highway. MOTION CARRIED. The zoning status of this property immediately returns to Agricultural "A" zoning.

A motion was made to approve the Wandawood site plan with all of the conditions contained within the document entitled "Finding of Facts – Wandawood Resort" as amended and corrected, the signed site plan, and the documents outlined above. MOTION CARRIED.

PUBLIC HEARING #2 – Non-Conforming Use Upgrade From Class "B" to Class 'A". 8696 N. Bayshore Drive, Elk Rapids, Michigan 49684. Property tax number 05-06-350-013-0 owned by Dr. James MacKenzie, MD.

The hearing was opened to the public. Wayne Tyge spoke for the applicant indicating Dr. MacKenzie wished to upgrade in order to apply to the ZBA for a variance to build a garage. Letter was received from Carolyn Burch (neighbor) indicating she was in favor of the upgrade. No other public input was received. A motion was made by Dorance Amos, 2nd by Tom Dame to close the public hearing. MOTION CARRIED. A motion was made by Don Glowicki, 2nd by Dorance Amos to approve the Non-Conforming Use Upgrade from Class "B" to Class "A". MOTION CARRIED.

PUBLIC HEARING#3 – Site Plan Review for Grace Lutheran Church & Lansing Farm Products, Company, 10561 US 31, Elk Rapids, Michigan 49629. Property owners – Lansing Farm Products, Company. Property tax number – 05-06-029-008-30. The hearing was opened to the public. Steven Ravezzani represented the interests of the Grace Lutheran Church. Seating inside the church is proposed for approx. 70 people with top seating approx. 100. Eighteen parking spaces have been provided in accordance with the Elk Rapid Township Zoning Ordinance. Signage will be the existing lighted sign. A temporary storage building is being proposed on site and will be penciled on the site plan. The property contains two parcels "A" and "B" which are on one tax number. Photographs were submitted into the record showing the size, location and number of trees currently located between the highway right of way and the structure. As there was no further public comment, a motion was made by Don Glowicki, 2nd by Tom Dame, to close the public hearing. MOTION CARRIED.

RECOGNIZE CHURCHES AS ALLOWED USES IN COMMERCIAL ZONES. A motion was made by Shen Smith, 2nd by Harry Potter to recognize churches and allow the use as an allowable use in the Commercial 'C" Zone. MOTION CARRIED.

Zoning Administrator pointed out that site plan did not show properties within 150' of the site. Site Plan was corrected to reflect omission. Previous waiver of conditions 2,3 & 5 were approved with the minutes of 8/3/99. A motion was made by Dorance Amos, 2nd by Don Glowicki to waive conditions #13 & 14 (water supply). MOTION CARRIED. A motion was made by Shen Smith, 2nd by Harry Potter to waive condition #25. MOTION CARRIED. A motion was made by Dorance Amos, 2nd by Don Glowicki that all lighting shall reflect downward except current floods that are shining up, and to defer lighting of sign to the Zoning Administrator. MOTION CARRIED.

US-31 Corridor Zone Landscaping. Discussion regarding the planting of hardwood trees across the property on twenty foot centers indicated that photos submitted of the current tree inventory bring the property close to

compliance with the currently planted trees. The Planning Commission decided that 3 or 4 hardwoods would need to be planted across the front and that hardwoods would replace of any evergreens which might be removed or might die. Grace Lutheran Church officials will submit a timetable for the planting of the required hardwood trees.

A motion was made by Shen Smith, 2nd by Dorance Amos to approve the site plan with all the conditions contained within this section of the minutes. MOTION CARRIED.

Michigan Lake Product – Jack McAvoy. As the time was late, Michigan Lake Products has been tabled to the October meeting.

Site Condo Ordinance – wording will be provided by Larry Sullivan for the October meeting.

US-31 Corridor Zone – Renee Mischel appointed Dorance Amos, Shen Smith, and herself to serve on the US-31 Corridor Zone Ad Hoc Committee.

Shoreline Protection/Environmental Zones – Renee Mischel appointed Harry Potter and Tom Dame to serve on the Shoreline Protection/Environmental Zones Ad Hoc Committee.

A motion was made by Shen Smith, 2nd by Harry Potter to approve these appointments.

A request was received from Don Glowicki that all Planning Commission meetings be held between the hours of 7:OO PM & 9:OO PM and be held on the 1st Tuesday of each month. It was pointed out that we can certainly try for these times and dates, but sometimes our agenda is extremely full and it is impossible to always comply.

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

Meeting was adjourned at 9:40 PM.

Respectfully submitted,

Shen Smith
Secretary