TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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November 28, 1995

The Regular Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage, at 7:00 PM on November 28, 1995. Present: John Ferrari, Leonard Klein, Shen Smith, Ned VerHage, Dorance Amos and Felix Casillas. Absent: Dick Jobe. Also present: Doug Strang, Ted Veliquette, Sr., Ted Veliquette, Jr. and Len Harrett.
A quorum was established.

Secretary's Report. The minutes of the 11/14/95 meeting are not ready at this time and will be ready for the 12/11/95 public hearing. The PC approved John Ferrari as vice chairman for the coming year. Ned VerHage reported that after December his will no longer serve as chairman so the PC should be thinking about a new chairman.

PUBLIC HEARING

The public hearing for Ted Veliquette, Jr. (Mobile Mariner Drydocks) was opened to the public to consider his request to allow marine repairs within an enclosed building on his property to be considered as an allowed use within the "M"-Manufacturing Zone. There was no correspondence received regarding this request. Felix Casillas read a letter from Don Hamilton regarding the "M" zone and then Felix explained the concerns of the Twp Attorneys regarding the granting of this proposed special use permit and the problems which might arise if the proposed use were permitted. A motion was made by Shen Smith,
2nd by Leonard Klein to close the public hearing.

MOTION CARRIED

A motion was made by Shen Smith, 2nd by Dorance Amos to start the process to amend the "M" zone for the allowance as a special use of various uses determined to also be acceptable uses in the "M" zone.

MOTION CARRIED

A motion was made by Shen Smith, 2nd by Leonard Klein to approve as a special use the repair of marine equipment and boats within a totally enclosed building for Mobile Mariner Drydocks. MOTION CARRIED

Ancient Mariner Drydocks-East. This issue still remains tabled at this time until review of materials received can be discussed.

Affholder Resort Property. The Township Board following the rezoning of this property from R-2 to R-1 requested the Planning Commission to review the proposed plat for the creation of new lots for this property. Serious concerns were raised by all members of the PC regarding the creation of a plat with seven non-conforming lots when the project could contain all conforming lots. Felix Casillas requested that the plat submitted for review at this meeting be compared to the proposed plat originally submitted. A motion was made by Leonard Klein, 2nd by Dorance Amos to obtain a legal opinion regarding the creation of non-conforming lots by the Township. MOTION CARRIED
Felix Casillas was asked to refer the questions raised to Mr. Bill Derman for an opinion. The next meeting was scheduled for December 11, 1995, so the PC could discuss the problems prior to the Township Board meeting on December 12th.

Altonen Property. An application for rezoning has been received for the Altonen property. A public hearing has been scheduled for January 10, 1996. Questions were raised regarding the rezoning of R-2 property to P/D as the ordinance language currently does not allow P/D for residential development. Felix Casillas shall also request an opinion from counsel regarding these questions. Discussion regarding the Craig Brown property which is currently R-2 being left orphaned which might create reverse spot zoning. Township Attorney

will also be asked for an opinion regarding rezoning the Brown property at the same time as the Altonen property.

Master Plan. Six corrected copies of the master plan were presented to the PC by the secretary. Felix Casillas shall distribute these copies to the Township Board and the Twp Attorneys for their review. After 15 days if the Township Board has no additional comments regarding the master plan a public hearing will be scheduled. Questions were raised regarding the master plan being a legal contract. Felix Casillas reported that the opinion of legal counsel indicated that a master plan is a legal contract (a written opinion will be forth coming). Discussion resulted regarding the US-31 Corridor Overlay Zone and the opinions of the property owners in that area. Dorance Amos reported that the property owners are currently not interested in selling development rights for their property and if the PC were to propose this zone and enforce the 300' setbacks it may precipitate the farmers into selling their land and/or rezoning to commercial. After further discussion regarding achieving the same end results through a stronger site plan review ordinance, a motion was made by Shen Smith, 2nd by Dorance Amos to delete reference to the US-31 Corridor Zone from the Master Plan.

MOTION CARRIED

The creation of a stronger site plan review ordinance shall be placed on the agenda for development. John Ferrari pointed out that an error might exist on page 53 of the master plan regarding traffic reports. This question will be checked out and corrected if needed before the plan receives public hearing. Shen Smith and Felix Casillas will review the plan and indicate those sentences and paragraphs which will need to be deleted to reflect the removal of the US-31 Corridor Overlay Zone. This information will be ready for the next meeting.

Professional Planning. Felix Casillas attended a meeting with Don Hamilton to discuss the planning needs for Elk Rapids Township. After discussion, a consensus of the PC is to retain Mr. Hamilton on a "on call" basis for planning.

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

Meeting was adjourned at 9:37 PM

Respectfully submitted,

Shen B. Smith