TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION

JULY 8, 1997 REGULAR MEETING

The regular meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:00 P.M. on Tuesday, July 8, 1997, at the Elk Rapids Township Hall, Elk Rapids MI. Present: Dorance Amos, Felix Casillas, John Ferrari, Dick Jobe, and Ned VerHage. A quorum was present. Absent were Shen Smith and Don Glowicki Jr. Len Harrett was present for the first part of the meeting.

The June meeting minutes were not available and will be reviewed at a later date.

Len Harrett indicated that we have a need for PRIVATE ROAD REGULATIONS to be added to the ER ZONING ORDINANCE and suggested that the model put together by Shen Smith in the Spring of 1996 on multi-colored pages contained a very good example, starting with Section 2.20. All members were asked to read this section for discussion at our next meeting.

The following previous items were reviewed and status updated:

1. Ordinance Amendment on ZBA alternates. Attorney Turkelson is reviewing our proposal and will provide comments. Ferrari follow up. attached

2. SOB's status. Village's survey and ordinance will be obtained and reviewed. Casillas follow up.

3. Peter Garwood comments to Master Plan. An Ad Hoc committee will be formed, including Mark Randolph from Antrim County. VerHage follow up.

4. Master Plan original Maps must be obtained from Hamilton and given to Bill White. Casillas follow up.

5. Coastal Management Program. In September, Caroline Shah will serve on a committee in to study this subject. Other potential volunteers have declined or not responded. Smith follow up.

6. Land Splits per New State Ordinance. The Elk Rapids Board of Trustees have passed a resolution adopting the New Ordinance. A copy will be obtained. Casillas follow up.

7. ZBA request for Bur Pines Special Zoning District. No Report.

8. US-31 Scenic Corridor; Matt Webb Attachments. After reviewing and discussing the subject attachments, the commission decided none were applicable to the US-31 Corridor. It was decide to Contact the U of M planner who assisted in the US-31 Corridor Study for suggestions. Amos follow-up.

The Ordinance revision for Cellular Towers was discussed. The commission decided to basically make minor revisions to the model Ordinance provide by Bill Derman and prepared by Varnum, Riddering, Schmidt & Howlett. A committee consisting of VerHage, Ferrari, Smith, and Casillas was appointed and will meet on Friday, July 11 to revise the model ordinance. Suggested revisions were:

- Towers must be set back a distance equal to at least 100% of the Tower and Antenna Height.
- The Sewage Plant Area would be a good location.
- No towers should be visible from US-31.
- Bonds should be posted for Tower removal when no longer used.
- Multiple Antenna's on single towers should be encouraged.
- Measurements for buildings and other equipment will be referred to Bill Derman.

VerHage follow up.

Meeting was adjourned at 9:00 PM.

Respectfully Submitted,

John A. Ferrari