Elk Rapids Township Planning Commission
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March 7, 2006

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

Minutes: February Minutes has not been completed at this time.

Public Forum: No input was received.

Proposed Text Amendment: Emile Sabty presented the following text as a proposed amendment to the Elk Rapids Township Zoning Ordinance:

Planning Commission approved Zoning Ordinance text changes made to Chapter 13 "P-D" – PLANNED DEVELOPME ZONE, for clarity. New text Highlighted; deleted text ~~strike through~~.

Amendments to Section 13.02-A and Section 13.03:
Section 13.02 - USE REGULATIONS AND PROCEDURE

A. The owner of any parcel of land which is situated in an area which is not substantially fully developed, or of fully developed land which it is proposed to raze buildings and redevelop may make application to the Planning Commission for a change of zoning to "P-D" Zone. Such application shall be made under the provisions of Chapter 17. The applicant must own all the land for which application is made and the proposed development must be planned and developed as one cohesive development.

Section 13.03 - TIME LIMIT ON CONSTRUCTION, REVERSION AND REZONING TO FORMER CLASSIFICATION
Every application for P-D together with all recommendations made under Chapter 17, when approved by the Plann Commission and adopted by the Township Board, either as submitted or resubmitted in modified form shall constitute a bind agreement by the applicant that the use permitted under this Chapter shall be made, completed and operated as shown on development plan as part of the project in accordance with the provisions of this Chapter and that the area which has b zoned P-D shall lose that status and revert to and be resumed to its former zoning classification upon the happening of ~~any of~~ following ~~events~~:

A. If the construction of the approved buildings and improvements shall not be undertaken within one (1) year of the rezoning within such additional time extension as may be authorized by the Planning Commission.

~~B. If, as a result of voluntary sale or conveyance, or any other transfer of ownership whatsoever, the area shall cease to be held its entirety, in single or common ownership.~~

A motion was made by Renee Mischel, 2nd by William Larson to approve the amendment and place for public hearing with the next meeting. MOTION CARRIED: Y/6, N/0

Master Plan Review: A selection of maps were presented for review with several corrections were noted for the maps. Brief discussion was undertaken regarding the Master Plan direction.

As there was no additional business at this time, a motion was made by Jim Lundy, 2nd by Shen Smith to adjourn. MOTION CARRIED: Y/6, N/0.

Meeting was adjourned at 8:25 PM.

Respectfully submitted,
Shen Smith
Secretary