Elk Rapids Township Planning Commission

July 1, 2003

The regular meeting of the Elk Rapids Township Planning Commission was called to order by Chairwoman Renee Mischel on Tuesday, July 1, 2003, at 6:30 PM, at Elk Rapids Township Hall. Present: Renee Mischel, Tom Dame and Emile Sabty. Absent: Shen Smith, Jim Lundy, Don Glowicki and Harry Potter. A quorum was not established. Also Present: Len Harrett the Township Zoning Administrator, Lukas Hill the Planning Advisor and Pat Brady.

Because a quorum was not established to conduct a regular meeting, Chairwoman Renee Mischel dispensed the rules and proceeded with the agenda items on an informative and discussion format.

Environmental Zone Review: The approved text during the previous meeting was sent to the Township Attorney for review and advice. As of now a response was not received.

"B" to "A" Nonconforming Uses and Structures: This item was last presented on January 28, 2003, after which Mr. Lukas Hill, the Planning Advisor was to reformat the presentation to reflect the ideas discussed. Mr. Hill reviewed these points and discussed nonconformities:

- Defining the problem will help create the solution.
  - Nonconforming Lots
    - Square Footage
    - Widths
  - Nonconforming Structures
    - Dimensional (Setbacks)
  - Nonconforming Uses
    - Use not permitted in District
    - Not many in Township
- Inventory of nonconforming lots
- Map the different types of nonconformities
- This information may help illustrate a solution
- **B** to **A** strengths and weaknesses

Mr. Hill will utilize the information gathered from the review to prepare a preliminary write up on the subject for the next meeting. This item will be discussed further at the next meeting.

Fee Schedule: Mr. Hill distributed a revised table of fees charged by various entities in which some services are on a fixed fee and others are on an escrow basis. It was felt that PUD, Site Plan and Subdivision Plat services can be done on an escrow basis at Elk Rapids Township. This item will be discussed further at the next meeting.

Priority Chart: Mr. Hill presented a new priority chart for the Planning Commission. Four items were selected for follow up in the future and in this order, Policy Review, Accessory Building Standards, Lot Covered and Site Plan Standards.

There was no further business. The next meeting will be August 5, 2003.
Chairwoman Renee Mischel adjourned the meeting at 9:10 PM.

Emile S. Sabty
7-2-2003