Elk Rapids Township Planning Commission

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JANUARY 7, 2003

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Renee Mischel on, Tuesday, January 7, 2003, at 6:30 PM, Elk Rapids Township Hall, Corner of River & Spruce Streets, Elk Rapids, Michigan. Present: Renee Mischel, Shen Smith, Tom Dame, Don Glowicki, Jr., & Emile Sabty. Absent: Jim Lundy & Harry Potter. A quorum was established. Also present: Lukas Hill (Township Planning Consultant), Len Harrett (Township Zoning Administrator. Also present, Carolyn Shah and Patrick & Carol Brady.

WORK/STUDY SESSION WAS HELD AT 5:00 PM – Topics of discussion for this study session was a continuation of "Open Space Preservation", as mandated by the State of Michigan. Report was received from Lukas Hill regarding the Elk Rapids Township indicating that the Township would not fall under the requirements of the State as the total inclusive census demographics are less than required by the State for the mandate of the Open Space Preservation ordinance. Reviewed at this work session were the Nonconforming Use sections of the ordinance. There will be no work session with the January 28th meeting. Next work session would be **March 4th at 5:00 PM**.

Minutes of December Meeting: No minutes were available at this time.

PD Zone: Discussion of the Township Planned Development Zone was undertaken in reference to allowing clustered housing developments. As the section is written currently, it does not allow for any residential developments. Chairman Mischel directed Lukas Hill to research text variations for improvement to this section regarding the possible inclusion allowing some form of clustered housing, a modified Open Space Preservation section, etc.

Environmental Zone: Reviewed were maps of the current wetland and "E" zoned properties in the Township. Discussion regarding the pro/con of Overlay Zoning vs Text Standards. A consensus of the Planning Commission was that residential uses could be allowed in the "E" Zone. After discussion it was determined that Lukas Hill be asked to rewrite the 1st paragraph in the "E" Zone for review with the next meeting.

Ritter Motel Project: Len Harrett provided an update on progress of the proposed US-31 motel project indicating that discussions regarding the sewer/water hooks with the Village. Planning Commission input will require a bonding of this project and careful review.

Filar Update: A public hearing has been scheduled for a rezoning request application for Lot #2, Woodlands Subdivision for January 28, 2003. The Township attorneys are currently in negotiations with the Filar's regarding a consent settlement on the initial request proposals.

Sportsman's Club Update: No additional information has been forthcoming to the Planning Commission from the Township Board at this time.

As there was no additional business, a motion was made by Tom Dame, 2nd by Emile Sabty to adjourn. **MOTION CARRIED**.

Meeting was adjourned at 9:00 PM.

Respectfully submitted,
Shen Smith
Secretary