Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen B. Smith, Secretary
PO Box 175, Elk Rapids, Mi 49629 (616) 264-5855

March 3, 1998

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by vice-chairman, John Ferrari at 6:30 P.M. on Tuesday, March 3, 1998, at the Elk Rapids Township Hall, Elk Rapids, Mi. Present: Renee Mischel, Shen Smith, Don Glowicki, Dorance Amos, John Ferrari. Absent: Tom Dame & Ned VerHage. A quorum was established. Also present: Len Harrett, Mike Turkelson, William Derman, John Shockley, Jack McAvoy, Jim Pixley, Mr. Reszkah, and D. Guth.

Minutes of Last Meeting. A motion was made by Renee Mischel, 2nd by Dorance Amos to approve the minutes as published. MOTION CARRIED.

Planning Commision discussion regarding **Non-Conforming Structures** on undersized lots. After discussion, it was determined that small homes/cottages on the pre-existing undersized lots do continue to have a use in the Township. Future structure footprints for renovation of existing structures and new development for vacant undersized lots will be determined commensurate with the size of the lot, adjacent lot structures and the merit of a site plan if in keeping with the goals of the Elk Rapids Township Master Plan. After further discussion, a plan of limiting total square footage not to exceed 1,400 square feet was determined to be a good plan for construction or reconstruction on the undersized lots in question.

Site Plan Modification – Informal Meeting – Michigan Lake Products. Jack McAvoy presented a proposal to increase the size of the existing building with a plan for a 50' L x 60'W addition to the existing building. New addition will match the existing colors and structure.

Parking for this property was determined to meet the requirements of the ordinance. New sign will be within the ordinance. Discussion regarding the currently allowed outside display – no new lines will be added, but the boatlifts will be moved back to the corner of the building. A motion was made by Shen Smith, 2nd by John Ferrari, to approve two (2) dock sections in front of the existing fence display (and behind the sign); and five (5) displays behind the fence sections (deck & railing including). MOTION CARRIED

Greenwold - Non-Conforming Structure Upgrade. As the neighbors within 300' had not received official notification of this public hearing, the hearing has been rescheduled for April 7, 1998.

Public comments were received from D. Guth being opposed to any special zoning for undersized lots in the Township.

Garrow Plat - Mr. Reszkah requested information from the E.R. Township Planning Commission regarding obtaining a building permit to construct houses on the Garrow Plat. Land Use Permit had been declined as a large metal structure is encroaching on one of the lots. The Township Attorney's indicated that no action was needed by the Planning Commission as the lots will be merged at the Township Board level with building permits to be issued on all the lots except the lot in question which will obtain a permit last. All building permits are still contingent upon the

sewer lines being brought to the property and the property owners fulfilling the requirement of the contract between Sharon & Robert Garrow and the Township of Elk Rapids.

Coastal Management Zoning. Handouts were presented to be reviewed prior to the next meeting. Renee Mischel reported on her conversations with Joe Anderson, Whitewater Township. Discussion regarding holding a meeting with Mr. Anderson resulted in a decision to have Renee Mischel report any important details to the Planning Commission.

Site Condo Ordinance Amendments. All materials have been turned over to the Township Attorneys for their review. The attorney's have been requested to create an amendment proposal regarding the upgrading of the currently approved Elk Rapids Township Sub-Division Control Ordinance. Mike Turkelson indicated materials will not be available for the March meeting.

S.O.B. Ordinance. Has not at this time been submitted to the County Planning Commission.
Private Road Ordinance. Ordinance modifications are being constructed.

Zoning Administrator's Report. Len Harrett reported the need for a definition regarding decks for the Ordinance. Needed is wording regarding encroachment of decks with decks being movable and a code for the height of railings.

As there was no other business at this time, a motion was made by Shen Smith, 2nd by Dorance Amos to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Shen Smith
Secretary