TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

MARCH 26, 1996

A Workshop Meeting of the Elk Rapids Township Planning Commission was called to order by the vice chairman, John Ferrari at 7:00 PM on March 26, 1996, Elk Rapids Township Hall. Present: John Ferrari, Shen Smith, Dorance Amos and Brian Martineau. Absent: Dick Jobe, Ned VerHage and Felix Casillas. A quorum was established. Also present was Len Harrett.

Proposed Ordinance Amendments The following proposed amendments were approved for public hearing with a motion by Shen Smith, 2nd by Brian Martineau

Proposed Amendments to the Elk Rapids Township Zoning Ordinance:

Amend 1.03

1.03 H.Building. Any enclosed rigid structure having a roof supported by columns, walls, or other support used for the purpose of housing or storing of persons, animals or chattels or carrying on business activities or other similar uses."

1.03 S.Home Occupation. An occupation clearly incidental to a residential use~~, such as dressmaking, real estate sales, bookkeeping and accounting services, and professional offices, but not including musical instruments or dancing instruction, beauty and barber shops, when engaged in only~~ by a resident entirely within his dwelling, and not in an accessory building or structure and with the assistance of not more than one (1) non resident employee. Such use shall not occupy more than twenty-five (25) percent of the floor area of the dwelling."

Amend 2.12

2.12 C.~~3. Boat storage as provided in Section 7.04.~~

Amend 6.02

6.02 A. Every lot in this zone shall have:

1. An area of 1.5 acres and a width ~~at the building line~~ from front to back of at least two hundred (200) feet.

6.02 D. Every dwelling shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The ~~minimum width~~ dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Amend 7.02.

7.02 D. A minimum width of one hundred (100) feet at all points front to back.

7.02 G Each dwelling unit shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The ~~minimum width~~ dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

7.02 H. Lot Area - All lots in this zone shall have minimum ~~width of one hundred (100) feet at the front yard setback line and shall have a minimum~~ lot area of twenty thousand (20,000) square

feet.

Amend 8.03

8.03 C. Lot Area - Every lot shall have a minimum width ~~at the front yard setback line~~ from front to back of at least one hundred fifty (150) feet and a minimum area of thirty thousand (30,000) square feet.

8.03 D. The dwelling unit shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The ~~minimum width~~ dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Amend 8.04

8.04 C. Lot Area - Every lot shall have a minimum width ~~at the front yard setback line~~ from front to back of at least one hundred fifty (150) feet and a minimum area of fifteen thousand (15,000) square feet per unit.

8.04 D. Each dwelling unit shall have a minimum usable floor area of six hundred (600) square feet. The ~~minimum width~~ dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Amend 8.05

8.05 A. Lot Area - all unplatted single-family lots within this zone shall have a minimum width ~~from front to back~~ of one hundred fifty (150) feet ~~at the front yard setback line~~ and shall have a minimum lot area of thirty-five thousand (35,000) square feet.

8.05 B. The dwelling unit shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The ~~minimum width~~ dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Amend 8.06

8.06 A. Lot Area - All unplatted lots upon which two-family dwellings shall be located shall have a minimum width from front to back of one hundred fifty (150) feet ~~at the front yard setback line~~ and shall have a minimum lot area of seventeen thousand five hundred (17,500) square feet per unit.

8.06 B. Each dwelling unit shall have a minimum usable floor area of six hundred (600) square feet. The ~~minimum width~~ dwellings shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (2) feet.

Amend 9.02

9.02 D. 2. A minimum area of forty thousand (40,000) square feet with a minimum width ~~as measured at at the building line~~ from front to back of one hundred fifty (150) feet.

9.02 E. The average usable floor space per dwelling unit per building shall be at least six hundred (600) square feet. The ~~minimum width~~ dwellings shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

MOTION CARRIED

Additional amendment areas discussed and requiring further information: An additional definition for greenbelt, 1.03 EE (intersections), 1.03 GG (highwater mark), definition of a Lot and a Structure, Lot ratio (4:1), Open

Space Storage ordinance (Milton Twp).

Zoning Board of Appeals Due to the extreme illness of Ruth Casillas, Felix Casillas will not be able to continue at this time serving as the planning commission member to the ZBA. Volunteers were requested from the planning commission members to serve on the ZBA. As there were no volunteers, by consensus of the planning commission, the acting chairman appointed the ZBA alternate, Shen Smith to assume the required seat on the ZBA.

Minutes of 12/11/95 - A motion was made by Dorance Amos, 2nd by John Ferrari to approve these minutes with the following correction:

Site Plan Modification. MICHIGAN LAKES PRODUCT -Permit Two (2) snowmobiles to be displayed in place of the boat hoist display during the winter months.

MOTION CARRIED

Minutes of 1/10/96 - A motion was made by Dorance Amos, 2nd by John Ferrari to approve these minutes with the following correction:

#2 Maps

Existing Land Cover Map to be added back to list.
Community Resource Map to be added back to list.
Wetlands Map to be added back to list.

MOTION CARRIED

The next meeting has been scheduled for Tuesday, April 2, 1996 at 7:00 PM. As there was no further business at this time, a motion was made by Brian Martineau, 2nd by Shen Smith to adjourn. MOTION CARRIED

Meeting was adjourned at 9:45 PM.

Respectfully submitted,

Shen B. Smith
Secretary