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Mtd 7-11-95

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

June 20th, 1995

The Special Meeting of the Elk Rapids Township Planning Commission was called to order at 7:05 P.M. by Chairperson Ned VerHage.

Present: John Boals, Dorance Amos, Felix Casillas, Richard Jobe, Leonard Klein, Ned VerHage and Carolyn Shah, Alternate.

Also present: Len Harrett, Zoning Administrator

Absent: Shen B. Smith

Audience: James Carstens

A quorum was established.

Minutes of the June 6, 1995 meeting not available.

Next meeting July 11, 1995, at 7:00 P.M.

The purpose of the public hearing is to upgrade Mr. & Mrs. John (Patricia) Dibert, 7466 Villamuer Dr., W. Bloomfield, MI 48332 for their non-conforming "B" property located at 14287 Birch Pointe Dr., Kewadin, MI 49648, Lot No. 4, Equa-Pole Subdivision, Property Tax No. 05-06-373-002-00.

No correspondence was received for or against the upgrading of the property.

Mr. Carstens stated that the property was acceptable to him.

The public hearing was closed.

A motion was made by Dick Jobe, seconded by Dorance Amos to approve the upgrade property Lot No. 4, Equa-Pole Subdivision, Property Tax No. 05-06-373-002-00 from non-conforming "B" property to non-conforming "A."

Motion Carried

Dick Jobe reviewed the meeting with Don Hamilton, Consultant, and his suggested proposal to help complete the Master Plan ordinance additions, definitions, and John Shockley's (Chairperson, Zoning Board of Appeals) requested changes and clarifications. The time limit for completion of this project proposal would be five (5) months. The project proposal was discussed with William White, Township Supervisor, who accepted the proposal with the time limit of five (5) months.

The proposal was discussed by the entire Commission as to how we are to integrate and accomplish the changes to the Master Plan, Site Condominiums, definitions and ordinances, but no agreement was reached.

Felix Casillas was instructed by Dick Jobe to prepare and send a letter to Don Hamilton with John Shockley's ordinance changes and definition request.

The Commission then discussed the July 11, 1995 Public Hearing and time limit for the meeting because of the Township Board meeting. The subject is to rezone properties from Residential -2 (R2) to Residential - 1 (R1).

Mr. Carstens stated his intent was to build low cost housing in the township including services to relieve population pressure on the lake. The subdivision was platted in 1929, and so is grandfathered.

Leonard Klein stated that the village had added a third single family zoning district, R-3, so as to include a non-conforming platted lot.

Dick Jobe and John Boals agreed that the Commission could add a special district such as the village to include the non-conforming platted lots.

Felix Casillas was instructed to contact William Derman, Township Attorney.

Ned VerHage asked at what step in the approval process was the Temporary Uses Permit Ordinance. Dorance Amos responded the ordinance was being reviewed by William Derman.

As there was no further business a motion was made by Leonard Klein and seconded by Dick Jobe to adjourn.

Meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Felix T. Casillas
Acting Secretary