ELK RAPIDS TOWNSHIP PLANNING COMMISSION
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
P.O. BOX 175 - ELK RAPIDS, MICHIGAN 49629
(616) 264-5855

5/23/91

SPECIAL PUBLIC HEARING

THE SPECIAL PUBLIC HEARING WAS CALLED TO ORDER BY THE CHAIRMAN, FELIX CASILLAS, AT 7:30 P.M. ON MAY 23, 1991 AT THE ELK RAPIDS TOWNSHIP HALL, ELK RAPIDS, MICHIGAN.

ROLL CALL: PRESENT

FELIX CASILLAS
DICK JOBE
SHEN SMITH
LEONARD KLEIN
DEAN VELIQUETTE
JOHN BOALS
BILL WHITE

A QUORUM WAS ESTABLISHED.

CHAIRMAN CASILLAS EXPLAINED THE PURPOSE OF THIS HEARING AND ESTABLISHED RULES OF ORDER. THE PURPOSE OF THIS HEARING IS TO CONSIDER THE REZONING FROM R-2 (RESIDENTIAL) TO C (COMMERCIAL) FOR THE FOLLOWING PROPERTY TAX NUMBER 05-06-032-009-35, LOCATED BEHIND BOATS, ETC. ON US 31 IN ELK RAPIDS TOWNSHIP.

THIS HEARING IS AT THE REQUEST OF PROPERTY OWNER, THOMAS L. GEORGE AND THE PROSPECTIVE BUYER, THEODORE D. VELIQUETTE FOR THE PURPOSE OF PROVIDING INSIDE AND OUTSIDE BOAT STORAGE ON THE PREMISES. AS THE ELK RAPIDS TOWNSHIP ZONING ORDINANCE REQUIRES A 25-FOOT REAR YARD SETBACK WHEN A COMMERCIAL ZONE ABUTS UPON A RESIDENTIAL ZONE, IT IS REQUESTED THAT THE WEST LINE OF THE PROPERTY TO BE REZONED BE AT THE BASE OF THE RIDGE LINE.

PUBLIC COMMENTS WERE RECEIVED WITH THE READING OF TWO LETTERS IN OPPOSITION TO THE PROPOSED REZONING. SEVERAL PROPERTY OWNERS IN THE AREA SPOKE IN OPPOSITION TO THE PROJECT, WITH SEVERAL PROPERTY OWNERS IN THE AREA SPEAKING IN FAVOR OF THE REZONING.

JOE FISHER, ATTORNEY FOR MR. VELIQUETTE OUTLINED THE PROPOSED SITE PLAN FOR THE PROPERTY IF REZONED. HE STATED THAT THERE CAN BE NO ARGUMENT THAT THE AREA IS NOT ALREADY COMMERCIAL IN NATURE, AS MOST OF THE R-2 ADJACENT TO THIS PIECE ON THE US 31 SIDE HAS ALREADY RECEIVED REZONING PERMISSION FOR COMMERCIAL USE. HE REMINDED THE PLANNING COMMISSION THAT THE FIRST PARAGRAPH IN THE COMMERCIAL ZONING CLASSIFICATION SPECIFICALLY FAVORS BUSINESS THAT IS DEPENDANT UPON THE LAKES AND RIVERS IN THE TOWNSHIP. MR. FISHER ASKED IF THE PLANNING COMMISSION HAD NOT RECENTLY TOURED THE AREA IN QUESTION AND DETERMINED AS A GENERAL CONSENSUS THAT THIS AREA WAS INDEED A COMMERCIAL AREA. MR. CASILLAS RESPONDED THAT YES THIS HAD BEEN DISCUSSED, AND THE COMMISSION DID FEEL THE AREA IN QUESTION COULD BE A DESIRABLE COMMERCIAL AREA, BUT NO OFFICIAL ACTION OF THE PLANNING COMMISSION HAS BEEN TAKEN AT THIS POINT TO REZONE THE

PROPERTY ABOVE THE RIDGE LINE. HE STATED THAT THE PLANNING COMMISSION HAS ALSO BEEN TALKING ABOUT EXTENDING THE TOWNSHIP LINE ROAD OVER THE RIDGE TO PROVIDE ACCESS TO THE R-2 PROPERTY BELOW THE RIDGE LINE AS PART OF THE REVISED MASTER PLAN.

PUBLIC HEARING WAS CLOSED. DEAN VELIQUETTE ASKED TO BE DISQUALIFIED FROM THE VOTING AS A CONFLICT OF INTEREST.

A MOTION WAS MADE BY SHEN SMITH, 2ND BY JOHN BOALS, TO APPROVE THE REZONING OF THIS PROPERTY FROM R-2 TO COMMERCIAL.

ROLL CALL VOTE:

LEONARD KLEIN	NO	FELT AREA IS RESIDENTIAL
JOHN BOALS	NO	NEW ON BOARD BUT FEELS THIS COULD BE SPOT ZONING
BILL WHITE	NO	RESIDENTIAL AREA
FELIX CASILLAS	NO	WAREHOUSING NOT A PERMITTED USE IN COMMERCIAL
DICK JOBE	YES	LONG RANGE PLANNING FOR THE TOWNSHIP LEND THIS AREA TO COMMERCIAL USE.
HEN SMITH	YES	NOT SPOT ZONING - ONE HOUSE UNDER CONSTRUCTION SURROUNDED BY COMMERCIAL DOES NOT MAKE AN AREA RESIDENTIAL - LONG RANGE PLANNING INDICATES THIS AREA IS IDEAL FOR COMMERCIAL DEVELOPMENTS

MOTION DENIED

A MOTION WAS MADE BY BILL WHITE, 2ND BY LEONARD KLEIN, THAT WE ADJOURN.
MOTION CARRIED

MEETING WAS ADJOURNED AT 9:10 P.M.

RESPECTFULLY SUBMITTED,

Shen B Smith

SHEN B. SMITH
SECRETARY