Elk Rapids Township Planning Commission
Shen B. Smith - Secretary
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February 7, 2006

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Tuesday, February 7, 2006, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Shen Smith, Wm. Larson, Brian Altonen, Jim Lundy and Don Glowicki, Jr. Absent: Renee Mischel A quorum was established. Also Present: Len Harrett, Brian Wegener, Carol Brady, Mr/Mrs. Werth, Mr. Campbell (Scheppe).

Minutes: The minutes of the January/06 Planning Commission were reviewed. A motion was made by Jim Lundy, 2nd by Don Glowicki, Jr. to approve as published. **MOTION CARRIED**: Y-6 N-0

PUBLIC HEARING – David Scheppe Investments.

A motion was made by Emile Sabty, 2nd by Don Glowicki, Jr. to un-table from the January meeting further review and discussion of the the proposed Scheppe Project. MOTION CARRIED: Y/6 – N/0

From the January Public Hearing - Serious concerns were expressed by the Planning Commission that with new plans presented with the public hearing there has been no time granted to give the Planning Commission due diligence in adequately reviewing the new plan set for additions or lack of additions between the two different site plans presented to date. Emile Sabty questioned the drainage plan which was presented by the project planner, with a $250.00 fee being assessed to the project by the Township. Emile requested that the fee be waived.

Application Error – Project application need a revision on the front page to reflect the owners of the project, or an authorization letter from the project owners authorizing Mr. Campbell to represent the Scheppe Investment
Project.

A motion was made by Shen Smith, 2nd by Jim Lundy to approve with all attachments, site plan, and in accordance with Section 11.05 C-6 for the Scheppe Investment Project with the following conditions:

1. Application will be corrected and submitted,
2. Fence – will be identical and inline with existing fence and of identical material,
3. Buffering – Fencing will be placed to the inside with the trees on the outside,
4. Operational Standards – 72 items – 11.05 C-6 shall be met,
5. Illumination – shall be identical to the existing lighting,
6. Color – all colors exterior shall be identical to the existing project,
7. Calculation/Drainage – shall be in compliance with Zoning Ordinance Chapter 17.04, B 27F;
8. Project Completion shall be within three months,
9. Existing Trees – no concern,
10. Side Entrance – no side or additional entrances are allowed for ingress/egress from the property,
11. Fire/Drainage/Erosion & Health – report are still needed.
12. Trees – No mature tree is to be cut on the North or East side of property unless it is located within the 10' addition.

MOTION CARRIED: Y/6, N/0

SITE PLAN REVIEW – TWIN BAY MEDICAL, INC.

Site plan under consideration is for Twin Bay Medical, Inc., Owner - Albert Werth, 2488 Cass, Traverse City, Mi 49684, for property located at 11590 US-31, Williamsburg, Mi 49690 – tax number 05-06-032-009-20, property is currently owned by **HYCO L.L.C. of Williamsburg, Michigan**. Current zoning classification is Commercial (C) with the proposed use being a light medical equipment manufacturer with a retail product showroom.

Township Planner indicated the problems with the site plan are the outside lights and the size of the flag. A motion was made by Jim Lundy, 2nd by Don Glowicki, Jr. to approve the site plan with the following conditions:

1. All outside lighting has be directed downward,
2. The flag pole will not have a flag larger than 5 feet.

MOTION CARRIED: Y/6, N/0

ALTONEN PD PROJECT:

Brian Altonen discussed with the Planning Commission a request to be allowed to add additional owners to the existing project, or to be able to split off the residential section of the original site plan. A motion was made by Emile Sabty, 2nd by Jim Lundy to allow additional owners to be added (if needed) and to allow a split of the residential portion of the PD. MOTION CARRIED: Y/5, N/0 – Brian Altonen recused himself.

Master Plan Review:

Brian Wegner has notified all townships, villages, utility companies, etc. of the proposed review of the Elk Rapids Township Master Plan. Discussion was undertaken regarding new graphics for the cover, and new maps for the interior. Len Harrett presented the updated demographic information since the approve of the existing Master Plan. It was determined that the Planning Commission shall take each section under review starting with the March meeting.

As there was no additional business at this time, a motion was made by Don Glowicki, Jr., 2nd by Jim Lundy to adjourn. MOTION CARRIED: Y/6, N/0.

Meeting was adjourned at 8:45 PM.

Respectfully submitted,

Shen Smith
Secretary

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Shen Smith, Secretary