Elk Rapids Township Planning Commission

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February 6, 2001

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Renee Mischel, at 6:30 PM, on Tuesday, February 6, 2001. Present: Emil Sabty, Jim Lundy, Shen Smith, Renee Mischel, & Don Glowicki. Absent: Tom Dame & Harry Potter. A quorum was established. Also present – Ken Smith, Wm. Derman, Ed Roy, Wm Holland, Jeff Aok, Dave Matthew, & Len Harrett.

Minutes of December Meeting. A motion was made by Renee Mischel, 2nd by Jim Lundy to approve the minutes with the following correction "meeting was held on 12/5/00 not 12/6/00". MOTION CARRIED 4-YES, 0-NO

HOLLAND NON-CONFORMING UPGRADE. A motion was made by Shen Smith, 2nd by Renee Mischel, to untable the Holland Non-Conforming Upgrade proposal from the December meeting. MOTION CARRIED 5-YES William Derman reported on correspondence between applicant's attorney and the Township. A recommendation was presented regarding restrictions needing to be imposed, i.e. non-conforming buildings not to be relocated in the same locations, and shed should not be a class A, and possibly move shed as a condition. After discussion, a motion was made by Emil Sabty, 2nd by Shen Smith, to approve the Holland Upgrade with the following conditions:

1. The non-conforming residential structure, including the garage, shall not be repaired or reconstructed IF damaged by fire or other casualty, to the extent that the cost of repair or reconstruction exceeds two (2) times the taxable value allocated to the structures at the time such damage occurred.
2. Structures shall not be expanded without conforming to the Zoning Ordinance, or in accordance with the conditions of a variance.
3. That the "shed" is specifically excluded from the upgrade and shall remain in a nonconforming "B" Status.
4. That the Zoning Administrator shall issue the usual Elk Rapids Township Certificate of Non-conforming Upgrade which incorporates compliance with the Zoning Ordinance and requires connection to public sanitary sewers.
   MOTION CARRIED – YES-4, NO-1

Lake Front Storage. Renee appointed Shen Smith and Jim Lundy to serve on an ad hoc committee to review how other townships are handling "lakefront storage.

Funneling – Renee Mischel will review funneling with Bill Derman and have a report for the March meeting.

Mini-Storage – Renee Mischel will consult with Larry Sullivan regarding incorporation of ordinance text for the mini storage definitions list. A report will be ready for the next meeting.

Planning Commission Officers. With the resignation of Dorance Amos, the office of co-chair is currently vacant. A motion was made by Renee Mischel, 2nd by Shen Smith, to appoint Jim Lundy to the office of co-chair. MOTION CARRIED YES-5

Public Hearings (pending) – Parking Waiver, Wandawood clean-up of zoning, Garrow cottage clean-up.

As there was no further business at this time, a motion was made by Don Glowicki, 2nd by Jim Lundy to adjourn. MOTION CARRIED YES-5 Meeting was adjourned at 9:00 PM.

...spectfully submitted,
Shen B. Smith, Secretary