Elk Rapids Township Planning Commission

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April 2, 2002

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, April 2, 2002, Elk Rapids Town Hall, Corner of Spruce & River Streets, Elk Rapids, Michigan. Present: Shen Smith, Renee Mischel, Emile Sabty, & Harry Potter. Absent: Tom Dame, Jim Lundy and Don Glowicki, Jr.. A quorum was established. Also present: Pat Brady and T. Bergon.

Minutes of the Feb 5, 202 Meeting. A motion was made by Emile Sabty, 2nd by Renee Mischel to approve the minutes as published. MOTION CARRIED.

Zoning Amendment Consideration for Zoning Ordinance Changes regarding Non-Conforming Upgrades from Class "B" to Class "A" was discussed. Renee Mischel indicated that based on information she has received from the MTA, a township can be as permissive or as restrictive as they deem appropriate in regard to the handling of non-conforming issues. She also indicated previous reports that only a very few townships in the state continue to handle non-conforming reviews through the planning commission, was not true. Renee suggested discussions with Twp legal counsel concerning this topic are advisable before continuing with any action to amend the Ordinance.

Emile Sabty indicated that in his opinion, discussions with legal counsel were unnecessary and that is is unfair that an applicant would be charged two fees during the process of upgrade from Class "B" to Class "A"

Audience Guest, Pat Brady indicated that non-conforming use/structure upgrades should be packaged with one fee for both hearings as most non-conforming upgrades require both the upgrade and a variance

Shen Smith indicated that while it would be nice for the Planning Commission not to have to handle the non-conforming upgrades, the benefits of a two board review on any non-conforming project is a "check and balance" system the township currently is using as a method of keeping zoning in line with the Master Plan.

A motion was made by Renee Mischel, 2nd by Shen Smith, to table any further action on this issue. MOTION CARRIED.

Elk Rapids Beach Resort: Mr. Bergon presented additional material regarding The Beach Resort proposed expansion plans. After discussion regarding parking requirements, it was determined that more work needs to be completed on the parking plan before the project would be ready for public hearing.

Zoning Application: The revised zoning application forms were reviewed with several suggested amendments to the application put forth. Shen Smith will contact Len Harrett to relay the modifications needed.

Open Space: Renee Mischel presented an MTA handout regarding the state requiring open space. Discussion regarding if our Twp currently meets the state's open space requirement resulted in the possibility that our P-D for Altonen would fill the requirements. Tip of The Mitt Ordinance will be secured to again review their suggestions for creating open space.

As there was no further business, a motion was made by Shen Smith, 2nd by Emile Sabty, that we adjourn. MOTION CARRIED.

Meeting was adjourned at 9:15 PM.

Respectfully submitted,

Shen Smith
Secretary

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