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

4/16/90

CONTINUATION OF PUBLIC HEARING OF 4/2/90

The Public Hearing for E-Z Docks (#05-06-032-009-15) for Ron & Kathleen Blaha, property owners, was reconvened from the meeting of 4/2/90, at 7:35 P.M. on April 16, 1990.

ROLL CALL: Present: Bud Townsend
Shen Smith
Todd Parent
Bill White

Absent: Bob Brugger
Dean Veliquette
Dick Jobe

A QUORUM WAS ESTABLISHED

Also present were: Gary Harwood
Bill Derman
Mary Pozolo

A motion was made by Bill White, seconded by Todd Parent, to approve the minutes of the 4/2/90 meeting as written. MOTION CARRIED

Bud Townsend recapped the 4/2/90 meeting and read a letter from Ken Smith regarding the proposed special use application.

Bill Derman again stressed that this hearing should be a two part decision. 1. Use in a Commercial Zone 2. Outside Display.

A motion was made by Shen Smith, seconded by Bill White, that the use (sale of docks & lifts) be considered one of the allowed uses under the zoning ordinance. MOTION CARRIED

After much discussion, a motion was made by Bill White, seconded by Todd Parent, that the outside display for docks & lifts for the E-Z Dock business be approved with the following conditions:

1. The business will not open until all required permits are in hand and all conditions of the Planning Commission have been met. Permits required will include:

Curb Cut - Driveway Permit
Septic & Drain Field
Sign Permit
Zoning Permit
Occupancy Permits

2. Open space display in front of business office (which will be considered as signage) shall not exceed:

   One (1) starter dock and one (1) boat lift.

3. Parking Lots - Gravel or Asphalt
4. Lawns & Landscaping will include:

   lawns will be put in and maintained with landscaping provided to present a pleasing vista.

5. Utilities - Underground
6. Outside Storage in rear portion of property limited to no more than:

   Six (6) docks
   Eight (8) lifts
   Two (2) rail systems

   This outside storage is granted provided that it is enclosed behind the further described green plantings. This outside storage permit is granted on a temporary basis which will expire two years from the date that the business actually opens for business.

7. Green Planting for outside storage on rear portion of property will include:

   i. Evergreen Plantings - with a three (3) foot minimum at the time of planting.

      A. Green plantings will extend from the Northeast corner of the office building and continue around the perimeter of the outside storage space to the Southeast corner of the office building. The drive space to the rear portion of this lot will be located on the North side of the office building.

         Green planting will start 155' back from the US 31 highway right of way and surround all outside storage as per submitted drawing.

      B. Trees & all plantings will be maintained in a live condition.

      C. Trees will be in place prior to any outside storage on rear portion of property.

MOTION CARRIED

New Business

Shen Smith presented 17 addition letters received regarding the requested change of zoning on the master plan of properties zoned R-1 & R-3 along the Lake Michigan shoreline in ER Township.

As there was no further discussion, Mr. Gary Harwood, Antrim County Planner spoke to the commission on developing a master plan.

It was noted that the Planning Commission will meet in it's regular monthly session on May 7, 1990 at 7:30 P.M.

A motion was made by Bill White, seconded by Todd Parent, to adjourn.
MOTION CARRIED

Meeting was adjourned at 10:10 P.M.

Respectfully submitted,

Sheri B. Smith
Secretary