Elk Rapids Township Planning Commission
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April 3, 2007

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Thursday, May 3, 2007, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Shen Smith, William Larson, Renee Mischel, & Brian Altonen, Absent: Jim Lundy, & Don Glowicki, Jr. A quorum was established. Also Present: Len Harrett & Patrick Brady.

Minutes – Feb 6, 2007: There was no scheduled March/2007 Meeting. The minutes for the February meeting were reviewed with a motion by Renee Mischel, 2nd by Wm Larson to approve as published. **MOTION CARRIED: Y-5 N-0**

Public Forum: No input from the public was received.

OLD BUSINESS:

Master Plan Public Hearing: The public hearing to finalize approval of the Elk Rapids Township Master Plan was opened to the public. Correspondence from the Antrim County Planning Commission and Grand Traverse County Planning Commission were reviewed. Antrim County PC asked a question regarding provisions for "Dark Sky".Emile Sabty indicated that dark sky was not a master plan issue, and was already covered under lightening in the zoning ordinance. Patrick Brady asked about abandoning the term overlay, and scenic vistas. As there was no further comment or input from the public, a motion was made by Shen Smith, 2nd by Wm. Larson to close the public hearing. **MOTION CARRIED: Y-5, N0**. A motion was made by Shen Smith, 2nd by Renee Mischel, to approve the Master Plan Draft with all maps and support attachments. **MOTION CARRIED: Y-5, N0**. Final copies will be printed and provided to the Elk Rapids Township Board, Antrim Country Planning Commission, and be available for sale through the Township offices.

Elk Rapids Township Planning Staff: Emile Sabty indicated that our previous planner would no longer be available for our meetings. Mr. Sabty indicated that planner Larry Nix from Williams & Works would be available if the Elk Rapids Planning Commission could move the date of their meeting from the 1st Tuesday of each month to the 1st Thursday of each month. A motion was made by Renee Mischel, 2nd by Shen Smith, that we poll the planning board for approval of the date change. POLL: Emile Sabty-Y, Brian Altonen-Y, Shen Smith-Y, Wm Larson-Y, Renee Mischel-Y **MOTION CARRIED Y-5, N-0**. Len Harrett indicated that he is also available on the 1st Thursday. The meeting date change will be effective with the May meeting.

NEW BUSINESS:

Grammer Lot Split & Sewer Hook-Up Requirements: Letter from the Elk Rapids Township Board was reviewed in relation to the Grammer Lot Split review of 2003-2005. Planning Commission minutes regarding the Grammer Lot Split were reviewed. Maps were reviewed showing the Birch Lake Sewer District and the demarcation lines of 200' or abutting the lake. Emile Sabty indicated that in order for the Elk Rapids Township Board to approve the lot splits they would have entered into a binding legal agreement with the property owner at the time they approved the lot splits. The Grammer's contracted with the Township for hook-up to the sewer system with the sale of the lots. The lot split applicant must abide by the original agreement with the Township. A motion was made by Renee Mischel, 2nd by Shen Smith, that the Elk Rapids Township Planning Commission must stand behind the original agreement, and that if the Township does in fact have a binding agreement then they must uphold the conditions agreed upon at the time of lot split approval, and that the applicant must abide by the conditions of the agreement of lot split. **MOTION CARRIED: Y-5, N-0**. Chairman Sabty will relay the discussion and motion of the PC to the Township Board.

TEXT AMENDMENT - SEPTAGE WASTE DISPOSAL FACILITIES: A text amendment proposal to the Elk Rapids Township Zoning Ordinance was presented regarding the regulating of septage waste disposal facilities within the Township. The consensus was to allow such a facility but to restrict where they could be

located. The original proposal allowed for a septage waste facility to be located with in an agricultural zone, but discussion by Emile Sabty and Len Harrett indicated that waste facilities were not agricultural uses, but were in fact commercial uses or manufacturing uses as the end product was being warehoused/stored, treated and stored, warehoused until further distribution. A motion was made to replace the agricultural zone with the manufacturing zone as for where such a use could be allowed and place the proposal on the docket for public hearing with the May meeting. **MOTION CARRIED: Y-5, N-0**.

TEXT AMENDMENT - US 31 CORRIDOR: A text amendment proposal to the Elk Rapids Township Zoning Ordinance was reviewed regarding the US 31 Corridor. After review Paragraph C of the text was deleted, and Paragraph A-B-D & E were retained. A motion was made by Wm Larson, 2nd by Shen Smith to approve the amended text and place it for public hearing with the May meeting. **MOTION CARRIED: Y-5, N-0**.

Future Agenda Items for consideration: Elk Lake Road Corridor, Site Plan Standards (17.04 & 17.05), Special Use standards, P.U.D. & Lighting – Site Plan Requirements.

As there was no further business at this time, a motion was made by Renee Mischel, 2nd by Wm. Larson to adjourn. **MOTION CARRIED: Y-5, N-0**

Meeting was adjourned at 8:35 pm.

Respectfully submitted,
Shen Smith
Secretary