2-1-94

Minutes of Public Meeting before Elk Rapids Township Planning Commission 2/1/94
Purpose: Site Plan Review
Applicant. Mr. Tim Earl, requesting site plan review for property located at 11630 S. U.S. 31, Williamsburg, Mich. with intentions of moving his business(Village Car Care, Northwest Cellular) from its present location in the Village of Elk Rapids to this location.
Property owners: Waste Management Company
Uses: "the repair and maintenance of motor vehicles for the general public", "local franchise for U-Haul Rentals", "sells, leases, and services cellular phones", and "small engine repair operation and a possible lawn care equipment sales"

1. The meeting was called to order at 7:30 p.m. at the Elk Rapids Township Hall by Commission Vice President John Boals. Other members of the Commission present: Ned Verhage, Dorance Amose, and Leonard Klein. Absent: Shen Smith, Dick Jobe, and Felix Casillas. Eight members of the public attended, including the applicant, Mr. Tim Earl and his "agent" Mr. Doug Strang. Township Supervisor Bill White was also in attendance.

2. The meeting was opened to public comment. Several people spoke, expressing concerns over outside storage of vehicles, the greenbelt for screening purposes, the proposed berm to be built along the west property line, a time period for the completion of the changes, display of products offered for sale or rent, and enforcement of the requirements. The public comment portion of the meeting ended at 8:40.

3. Leonard Klein made a motion to accept the site plan as prepared. Motion seconded by Dorance Amos. Motion passed unanimously.

4. John Boals made a motion to approve the request with the following restrictions:
   A. There shall be greenbelt in place as defined by the Elk Rapids Township Ordinance: "A planting or buffer strip at least ten(10) feet in width on which exists or is planted dense forming evergreens which are maintained sufficient to obscure the view of any activity carried on therein from adjoining property.....a planting shall be made on the strip of a minimum of two rows of dense froming evergreen trees such as cedar or spruce at least five(5) feet tall when planted. The trees shall be nursery type stock and shall be spaced a maximum of eight(8) feet apart, and the rows offset so that when looking straight on the maximum width between will be four(4) feet. Such plantings shall be maintained in a healthy, growing condition by the property owner, so that it meets all the requirements as a greenbelt. Any such tree which may die shall be replaced with one of the same variety the size of those on either side."

   This greenbelt is to extend completely across the west side of the property and to extend along the north and south sides of the property as far as the present fence line as shown on the site plan drawing.

   This greenbelt is to be completed by June 1, 1994. A performance bond covering the cost of this requirement is to be presented to the Zoning Administrator before issuance of a zoning permit.

B. Parking of customer vehicles to be repaired. The following conditions apply:
   1. All vehicles are to be parked behind the present fence and on the asphalt surface.
   2. Customer vehicles may remain on the property, outside for a maximum of two(2) weeks.
   3. There shall be a maximum of thirty(30) customer vehicles at any one time parked outside.
   4. If at any time, the limits of conditions 2 or 3 shall be exceeded, the owner shall contact the Zoning Administrator, inform him of the reasons for this situation and work out a plan to correct the situation.

C. Parking of customer vehicles. There shall be a maximum of 10 spaces for vehicles of customers using the services of this business other than repair of the vehicles.

D. Parking of U-Hauls.
   1. A maximum of 2 units may be parked outside the fence area. These are for the purpose of display and are restricted to the asphalt parking area to the north side of the property.
   2. A maximum of 8 units (truck or trailer) will be on the property.
   3. If at any time, the limits of conditions 2 shall be exceeded, the owner shall contact the Zoning Administrator, inform him of the reasons for this situation and work out a plan to correct the situation.

E. Display of lawn care equipment.
   1. Display of lawn care equipment will be restricted to the grassy area on the East side of the building, between the two asphalt entrances.
   2. This equipment shall be removed during hours when the business is closed.
   3. The equipment may not be displayed closer to the highway than the front edge of the sign shown on the drawing.

Motion seconded by Dorance Amos. Motion passed unanimously.
Motion to adjourn - Leonard Klein
Motion seconded - Ned Verhage.
Motion carried - Meeting adjourned at 9:00 p.m.