TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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May 20, 1996

The Special Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage, at 7:05 PM on Monday, May 20, 1996. Present: Dick Jobe, Ned VerHage, Felix Casillas, Shen Smith, Brian Martineau, and Dorance Amos. Absent: John Ferrari. Also present for the Township: Mike Turkelson & Bill Derman, Twp Attorneys and Len Harrett, Twp Zoning Administrator. There were also an additional eighteen members of the public present. An attendance sheet was distributed.
A quorum was established.

The Public Hearing was opened to consider a rezoning request from John W. & Sandra E. Altonen for their unplatted property located at 11882 US 31 S., Williamsburg, Mi. 49690. Property number 05-06-032-014-00. The request for rezoning from Residential-2 "R2" to Planned Development "P/D" of approx. 10 acres along US 31 (1,236 ft) and an approx. 20 acre parcel along Cabana Shore Drive. Site Plan includes features such as roads, parking, building arrangements, greenbelts and green planting landscaping for consideration of the Planning Commission.

Correspondence received was read into the record: Letter from Jim & Jackie Lawrence regarding protection of Petobego Wetland Area. Letters from David & Alice Lantz, Melvin & Shirley Munk, R & M Shaw, R. Koslat, D & N Exo, D & B Marsh, and C. Gollwitzer all regarding opposition to project using Cabana Shores Road as access for the proposed project. Input received directly from the public: D. Lantz - Concerned about traffic if Cabana Shores Road were used for project and a greenbelt between the project and the Cabana Shores Road. Mr. & Mrs. Richard Sanderson requested answers to a few questions that had regarding the project. Betty Chase spoke regarding the privacy of Cabana Shores Road. Bill Derman spoke regarding a concern he has regarding the project: Landscape Plan has not been submitted nor approved by the Planning Commission and how will this project be brought to a closure, will the nine points be combined with the written proposal? Work will have to be completed on the conditions prior to closure of this project. It was pointed out to those parties present that Cabana Shores Road is a private road belonging to Bill Derman and John Amos and is not a public road. If Mr. Derman and Mr. Amos decide to sell an easement to the Altonen's for access to the proposed project in the future it is a matter to be settled between the parties owning the road and not a matter for the Planning Commission. Currently access to the residential portion of the proposed project is from US-31 through two proposed access drives. The public hearing was closed.

After discussion a motion was made by Shen Smith, 2nd by Dick Jobe to refer to the Green Zone along US-31 as "Green Zone Along US-31". MOTION CARRIED A motion was made by Shen Smith, 2nd by Dick Jobe, to refer to the greenbelt as "Greenbelt On Ridge". MOTION CARRIed. A motion was made by Shen Smith, 2nd by Dick Jobe, that the 2nd sign allowed (Nine Point Conditions) for project be a maximum of 50 square feet with the 1st sign being a maximum of 96 square feet. MOTION CARRIED.

Conditions from Altonen proposal and Nine Point plan will be compiled for attorney review prior to acceptance of project. A motion was made by Shen Smith, 2nd by Dorance Amos that the Planning Commission adjourn until 7:00 PM on Tuesday, May 28, 1996 to give the Altonen's time to prepare a Landscape Plan. MOTION CARRIED.

Meeting was adjourned until Tuesday, May 28, 1996.

Respectfully submitted,

Shen Smith
Secretary