TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855
February 12, 1997

OK 2-14-97

The Regular Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage, at 7:00 PM, on Wednesday, February 12, 1997 at the Elk Rapids Township Hall, Elk Rapid, Mi. All members were present except Dick Jobe. Also present was Doug Coats, Don Hamilton & Ben Eynion. A quorum was established.

PUBLIC HEARING #1: SITE PLAN REVIEW HEARING FOR MARTIN LAND IMPROVEMENT, INC., Alan & Jennifer Martin to review site plans for the construction of a new commercial business on Lot 3-A, Wm Stepke Subdivision, US 31, Williamsburg, Mi. Property tax number 05-06-650-011-10. Property is owned by Donald Westveld. Public Hearing was opened.

Lot was split by resolution of the Elk Rapids Township Board prior to this hearing with the requirement that a separate well and septic system be established for the newly split lot. This requirement will be established within the next twelve months.

A motion was made by Shen Smith, 2nd by John Ferrari to close the public hearing. MOTION CARRIED.

Outside Storage. All outside storage on the property would be totally enclosed within a fence. South side of fenced area will become solid prior to any outside storage.

Metal Building. Public comments regarding the construction of a metal/pole type building and requests that the building exterior be softened to look more like a "stick built" building. Martin's indicated that they will provide deeper eaves and soften the building with windows and contrasting building trim. Asphalt shingles were suggested as an additional improvement to soften the look of the metal building. are required

Screening & Green Plantings. Trees will be planted along the East Lot Line from the S.E. Corner for a distance of 75 feet. The trees will be planted on 20 foot centers.

Outside Lighting. No additional outside lighting shall be added to the property other than a proposed light for the new building.

A motion was made by Shen Smith, 2nd by Felix Casillas to approve this Site Plan with the incorporation of the above conditions. MOTION CARRIED.

HINES REZONING REQUEST. A motion was made by Dorance Amos, 2nd by John Ferrari

to untable the Hines Rezoning Request for property located on South Bayshore Drive, Elk Rapids, Mi. After discussion, a motion was made by Dorance Amos, 2nd by John Ferrari to deny the rezoning request based on the inability of the Planning Commission to create a non-conforming lot. MOTION CARRIED. Property is currently zoned Commercial and can be used as a Commercial lot under the Elk Rapids Township Zoning Ordinance.

PUBLIC HEARING #2. MASTER PLAN HEARING. Public input was received from Doug Coats, and Carolyn Shah regarding questions and corrections to the Master Plan. After discussion of the proposed corrections from the public a motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing. MOTION CARRIED. A motion was made by Felix Casillas, 2nd by Dorance Amos to remove Carolyn Shah's name from the list of contributors to the Master Plan. MOTION CARRIED. After discussion of the proposed corrections, a motion was made by Shen Smith, 2nd by Felix Casillas to amend the Master Plan to reflect the corrections received at this hearing and send the amended copies to the Antrim County Planning Commission for approval. MOTION CARRIED.

PUBLIC HEARING #3. AMENDMENT TO ZONING ORDINANCE. Discussion regarding the proposed amendments to the Zoning Ordinance regarding the addition of "Alternates" to the Zoning Board of Appeals and Planning Commission. A motion was made by Shen Smith, 2nd by Felix Casillas to not amend the Ordinance to include alternates to the Planning Commission. MOTION CARRIED. After additional discussion, review of a letter submitted by John Shockley (Chairman Zoning Board of Appeals), a motion was made by Felix Casillas, 2nd by Dorance Amos to approve the proposed amendment regarding the creation of alternates to the ZBA. MOTION CARRIED.

A policy was established that the Elk Rapids Township Planning Commission shall consist of seven (7) full time members.

MINUTES. A motion was made by Dorance Amos, 2nd by Felix Casillas to approve all minutes from December and January. MOTION CARRIED.

AGENDA ITEMS. A motion was made by Shen Smith, 2nd by Felix Casillas to table Items 6 & 7 from the agenda of this meeting until a later date. MOTION CARRIED.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by John Ferrari to adjourn. MOTION CARRIED. Meeting was adjourned at 9:45 PM.

Next meeting was scheduled for Tuesday, March 4th at 7:00 PM.

Respectfully submitted,

Shen B. Smith

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Secretary