TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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8/15/95

The Elk Rapids Township Planning Commission met in special session for the purpose of conducting two public hearings regarding non-conforming use upgrades. The meeting was called to order by the chairman, Ned VerHage at 7:00 PM on August 15, 1995, at the Elk Rapids Township Hall. Present: John Boals, Felix Casillas, Ned VerHage, Shen Smith, & Dorance Amos. Absent: Dick Jobe & Leonard Klein. Also present was representative for Mr. Filar, Len Harrett, Carolyn Shah and Don Hamilton. A quorum was established.

Public Hearing #1: Gerald Filar, 222 N. Melborn, Dearborn, MI 48128-2206 for a zoning upgrade on his non-conforming "B" property located at 14930 Williams Drive, Elk Rapids, Mi. Property #05-06-200-002-00. The hearing was opened to the public. No correspondence was received on this hearing. Report on the property was received by the zoning administrator indicating that this parcel was barely non-conforming and proposed expansion meets all requirements of the ordinance. Property is currently connected to the public sewer system. Hearing was closed to the public with a motion made by Shen Smith, 2nd by Felix Casillas.

MOTION CARRIED

A motion was made by Shen Smith, 2nd by Felix Casillas to approve the proposed upgrade from Class "B" to Class "A" for the above described property number.

MOTION CARRIED

Public Hearing #2: Rene & Elsie Boisvert, 8700 N. Bayshore Drive, Elk Rapids, MI 49629 for a zoning upgrade on their non-conforming "b" property located at the same address. Property #05-06-350-014-00. The hearing was opened to the public. No correspondence has been received on this hearing. Zoning administrator gave a report on the property. Mr. Boisvert reported that the Antrim Co. Health Department has indicated that they will not issue new well and septic permits for this property. Discussion regarding how far from the public sewer lines are from the property. A motion was made by Shen Smith, 2nd by Felix Casillas to close the public hearing.

MOTION CARRIED

A motion was made by John Boals, 2nd by Felix Casillas to approve the non-conforming use upgrade from Class "B" to Class "A" with the condition that property be hooked up to the public sewer system as soon as sewers become available to the property.

MOTION CARRIED

Minutes of the 8/1/95 meeting were reviewed. A motion was made by Felix Casillas, 2nd by Dorance Amos to approve the minutes as printed.

MOTION CARRIED

Sewers for Maple Harbor/Cairn Hwy. Shen Smith reported on a conversation with Twp Supervisor regarding sewer lines being extended into the Maple Harbor/Cairn Hwy area. Township will be authorizing an independent study group chaired by Dick Jobe (who will represent the Planning Commission) to undertake this project. A motion was made by Felix Casillas, 2nd by Shen Smith to approve Dick Jobe for this position.

MOTION CARRIED

Master Plan. Don Hamilton was present to discuss items still needed to finalize the master plan. Base maps were discussed with Don Hamilton indicating that he will be providing a "clean" base map. Various maps were discussed, Don will be meeting with the planning commission on August 29th and will have more information to report at that time. Discussion regarding work down through the winter months resulted with that work being appended to the plan. Dorance Amos reported that the Township Board wished for the work to be completed by Don Hamilton. A final copy of the text will be provided for proofing, and maps will be provided for review.

Private Boat Storage. Felix Casillas reported that Section 7.04 and Section 2.12 in the ordinance needs to be studied and corrected. Don Hamilton was asked to work on these sections for the planning commission.

Coastal Zone Management Grant. This material is needed next week. Don Hamilton was authorized to complete the work needed on this grant.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Dorance Amos to adjourn. MOTION CARRIED

Meeting was adjourned at 9:37 PM.

Respectfully submitted,

Shen B. Smith