February 1, 2000

Present: Dorance Amos, Renee Mischel, Don Glowicki, Jr., and Jim Lundy.
Absent: Harry Potter and Tom Dame.
Also Present: Len Harrett and Larry Sullivan.

Minutes of the January meeting were passed after the following corrections were made.

1. Re: Material for Special Use & Non-Conforming Use Upgrades – A motion was made by Shen Smith, 2nd by Dorance Amos, that no sketch/maps will be allowed to be submitted for Planning Commission review unless the sketch is drawn to scale or to field measurements "of no less than" 1"= 50. The maximum size will be 24" x 24". MOTION CARRIED. (of no less than was inserted and of less than was deleted).
2. Re: a motion – As there was no further business at this time, a motion was made by "Don Glowicki", 2nd by Dorance Amos to adjourn. MOTION CARRIED. (Don Glowicki was inserted and Harry Potter was omitted).

Non-confroming upgrade from Class B to Class A for home located at 7228 Birch Lake Rd., Elk Rapids, MI 49629 belonging to Marshal and Nancy Wright. Property tax number 05-06-010-003-00. Purpose is to give property owner the option to rebuild on the same location in case of a major fire or wind damage. The hearing was opened to the public. Glen Paradis voiced his concerns that the structures were non-conforming and that the upgrade be denied. The board discussed and read section 4.05. Don Glowicki made a motion to deny, 2nd by Dorance Amos. MOTION CARRIED.

Preliminary Site Plan Review – Linden Point Farm – Mr. Dave Seibold introduced his friend, Terry Halverson. New preliminary drawing showing no storage building, larger lots with 25,000 square feet for each lot, one less lake front lot, two less rear lots. The entry road only has one large culdesac in the center. The board questioned the number of docks around the common area. The Board would like non-conforming boathouse removed. The Board questioned the possibility of the lake lots sharing a common dock for every two lots. Discussion closed.

Planning Advisor – Larry Sullivan estimated his bill at approximately $6,000.00. He needs his contract. He needs to stop work and get the contract.

Len Harrett questioned the minutes of the December 21, 1999 meeting. Confusion of the wording on the allowance or removal of the non-conforming shed belonging to George W. and Shirley Landon.

Also, the words "at the owner's expense" are to be added to the fourth paragraph of the December 21, 1999 meeting notes.
The minutes of the December 21, 1999 meeting are tabled until Shen and Tom can discuss what was said during that meeting.

Renee questioned the signs and fee schedules from the November 1990 meeting.

Len asked about the change regarding no permit requirements for decks of 150 square feet or less, eight inches or less off the ground.

US 31 corridor zone – It was agreed upon to try and schedule a meeting for February 15, 2000 for discussion between the Board and landowners.

Motion to adjourn was made by Dorance Amos, 2nd by Don Glowicki. MOTION CARRIED.

The meeting was adjourned at 9:39 PM EST.