ELK RAPIDS TOWNSHIP PLANNING COMMISSION
P.O. BOX 175
ELK RAPIDS, MICHIGAN 49629

January 7, 1991

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order (in the absence of the chairman and vice chairman) by the secretary, Shen Smith on January 7, 1991, at 7:30 P.M. at the Elk Rapids Township Hall, Elk Rapids, Michigan.

ROLL CALL	PRESENT	Bill White Leonard Klein Felix Casillas Shen Smith Dean Veliquette
	ABSENT	Dick Jobe Todd Parent

A QUORUM WAS ESTABLISHED

Also in attendance was Mary Pozolo, Leonard Herman and Gordon Converse.

The secretary appointed Felix Casillas as acting chairman for this meeting.

Felix Casillas requested review and approval of the minutes of 11/30/90 and 12/17/90.

utes of 11/30/90 were approved. Minutes of 12/17/90 were approved.

Leonard Klein addressed a question from the minutes of 12/17/90 to Mr. Herman. Mr. Klein wished to know if there were in fact any easements of record on any of the property descriptions proposed for "The Pines" project. Mr. Herman stated that there were none on the properties.

Mr. Casillas photostated copies of a letter received from Wanigan Corporation to the Planning Commission for distribution to the members of the Planning Commission.

Leonard Herman discussed his concerns regarding the requirements of the Planning Commission regarding his proposed project. His requests to the Commission are summarized as such:

1. No cyclone fence between R3 to R-1 property

   Feels this is an improper precedence to put a fence on property lines. If fence to be required would wish half to be paid by the adjacent neighbors. If fence would be required would wish a split rail instead of cyclone materials.

2. Greenbelt

   Have either a fence or a greenbelt. Both would be unnecessary. Would request that if a greenbelt be required that it be reduced to 12 feet in width. No trees to be removed where there are trees and would fill in where no trees exist.

L. nard Klein suggested that a complete rendition of buildings with landscaping plan, etc be provided to the Planning Commission.

A tentative plan for construction was asked of Mr. Herman with the following schedule given:

1.	Permits		
2.	Sewer & Water		
3.	Buildings	North Building	1st
		North Center Building	2nd
		South Center Building	3rd
		South Building	4th
4	Single Family Homes, or if sold #4 would become 1st on #3		

A motion was made by Bill White, seconded by Leonard Klein, that #8 of the minutes of 12/17/90 be amended to read:

"That all existing structures and improvements existing on the property shall be removed totally upon completion of the project".

MOTION CARRIED

otion was made by Leonard Klein, seconded by Shen Smith, that all ants be vacated prior to construction. MOTION CARRIED

A motion was made by Shen Smith, seconded by Bill White, that we amend #9 of the minutes of 12/17/90 to read:

"That all open space shown on site plan for final approval shall remain open with no structures or improvements allowed, and that Mr. Ken Smith and Mr. Tom Phillips are to determine which trees are to be removed from the property and which trees are to stay on the property".

Discussion followed with Shen Smith asking that the performance bond be geared to the preservation of the natural resources of the properties. Dean Veliquette stated that he didn't feel that we had any control over any of these request for the project.

Roll Call Vote: Klein - Yes, Smith - Yes, Veliquette - No, Casillas - Yes, White - Yes

MOTION CARRIED

As there was no unfinished business at this time, a motion was made by Leonard Klein, seconded by Bill White, that Felix Casillas be nominated for Chairman of the Planning Commission. MOTION CARRIED

oon was made by Shen Smith, seconded by Felix Casillas, that Dean Veliquette be nominated for Vice-Chairman of the Planning Commission.

MOTION CARRIED

A motion was made by Bill White, seconded by Felix Casillas, that Shen Smith be nominated for Secretary of the Planning Commission.

MOTION CARRIED

A motion was made by Leonard Klein, seconded by Felix Casillas, that we close nominations and elect the above members as nominated.

MOTION CARRIED

As there was no further business at this time a motion to adjourn was entertained. Meeting was adjourned at 10:30 P.M.

Respectfully submitted,

Shen B. Smith

Shen B. Smith
retary

Next Regular Meeting is scheduled for Monday, February 4, 1991 at 7:30 P.M.