TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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The Regular Meeting of the Elk Rapids Township Planning Commission was called to order on November 6, 1995, at 7:00 PM, by the secretary, Shen Smith in the absence of the chairman. Felix Casillas was appointed to chair the meeting. Present: John Ferrari, Shen Smith, Leonard Klein & Felix Casillas. Absent: Dick Jobe, Ned VerHage & Dorance Amos. A quorum was established. Also present: John Shockley & Len Harrett.

Minutes of 10/17/95. Minutes were unavailable for this meeting. Minutes will be ready for the 11/14/95 meeting.

Secretary's Report. Request to Bill Derman have not been received at this time. Felix Casillas will again contact Mr. Derman regarding motion and definitions requested. New Master Plan drafts were distributed as received from Don Hamilton. Telephone call from Mr. Hamilton indicated that revised drafts of proposed ordinance changes have been delivered to secretary's Traverse City office. This material will be distributed to PC as soon as it is received in the ER office. Request was received from John Altonen for rezoning applications for US-31 property as discussed during 10/17/95 meeting. Application forms are being prepared for Mr. Altonen. Legal notices have been placed on Section 7.04 and a public hearing has been scheduled for 6:30 PM 11/14/95. Secretary has been in contact with Ted Veliquette, Jr. to schedule a public hearing for his proposed use in the "M" zone.

Proposed "A" Zoning Draft. Leonard Klein reported that discussion with area farmers indicate serious concern with direction of "A" zone. John Shockley, ZBA reported a concern regarding intrusion into personal areas which might be considered unconstitutional in his view. Felix Casillas indicated that a definition for a "farm" is needed for the definition list in the ordinance which will help clarify that which is actually a farm and not a hobby. Len Harrett indicated problems he experiencing with the interpretation of the "tenant farm" aspect of the ordinance. Discussion regarding density of dwellings in reference to the tenant farm as he feels this area might create subdivisions without the benefit of the Sub-Division Control Ordinance. PC feels that minor adjustments are needed to the zoning ordinance not major rewriting. A consensus of the PC was to request Don Hamilton to discontinue work on the zoning ordinance at this time. Felix Casillas was authorized to contact Mr. Hamilton to advise him of this decision.

Master Plan. Question from John Shockly regarding the use of the Master Plan and how it will effect the future for the Township. Will there be any legal problems if the Township were to vary in their determinations from the master plan. Discussion regarding the practical aspects of the US-31 Corridor Zone as listed in the MP. The US-31 Corridor Zone is an ideal situation but is not practical for the property owners and will cause a severe financial loss. Open Space, landscaping and greenbelting are ideal requirements for this area but a 300' open space is not practical. Final maps were received from Don Hamilton for the Master Plan. Felix Casillas will review these maps for final approval at the 11/14/95 meeting. Further discussion was tabled until Mr. Hamilton can be present to review the concerns of the PC.

Section 7.04 - Boat Storage. Felix Casillas pointed out that Section 2.12, #3 will become obsolete with approval of the deletion of Section 7.04 from the ordinance. A motion was made by Shen Smith, 2nd by Leonard Klein to place Section 2.12, #3 on the next proposed amendment to the ordinance.

MOTION CARRIED

Proposed Amendment Review. Report previously submitted by Shen Smith regarding lot splits, open space and private roads as suggested by the Tip of the Mitt organization was reviewed. Discussion regarding lot split ratio of 4:1 resulted in a request by Felix Casillas to have the secretary contact Tip of the Mitt for an explanation of their suggested ratio. Mr. Shockley's letter will be attached for further clarification of Tip of the Mitt suggested ordinance revisions.

Agenda for 11/14/95 Meeting. As the chairman will also be absent from this meeting Felix Casillas set the agenda with the PC. Order of business to be:

1. (Ted Veliquette, Jr. Public Hearing) Tentative
2. 7.04 - Boat Storage Public Hearing
3. Master Plan Maps
4. Master Plan
5. Proposed Ordinance Revision
6. Old Business
7. Any New Business

As there was no further business at this time, a motion was made by Leonard Klein, 2nd by John Ferrari to adjourn. MOTION CARRIED

Meeting was adjourned at 9:37 PM.

Respectfully submitted,

Shen B. Smith