ELK RAPIDS TOWNSHIP
PLANNING COMISSION

Meeting Minutes – Thursday October 4, 2007

Chairwoman Renee Mischel called the meeting to order at 6:30 PM at the Government Center, 315 Bridge Street.

Present: Brian Altonen, William Larson, Renee Mischel, Emile Sabty and Shen Smith.
Absent: Don Glowicki and Jim Lundy
Also Present: Leonard Harrett, Zoning Administrator, Larry Nix, Planning Consultant and over twelve public attendees.

Adoption of Agenda: Agenda for the October 4, 2007 Meeting was approved by consensus.

Approval of Minutes

- Minutes for August 9, 2007 meeting were discussed. The Secretary writing the minutes make the appropriate corrections. Corrections pertaining to abstention, recorded vote, and clarifying statements made were approved by the members.

  M/S – Mischel/Sabty. Minutes for 8-9-2007 meeting with corrections were approved by the Planning Commission unanimously.

- Minutes for September 6, 2007 meeting were discussed with corrections to, add Larry Hayes to also present, Septage public hearing with October meeting, US-31 Standards formation of an Advisory Committee, names to be submitted by neighborhood group, Lighting Standards reference to Planning Consultant, Amend Sec 17.04-B-17, and in Elections reference should be to Planning Commission . The suggested corrections were approved by the Planning Commission.

  M/S – Larson/Sabty. Minutes for 9-6-2007 meeting with corrections were approved by the Planning Commission unanimously.

Public Forum: None. No communications received.

Public Hearing
Septage Waste Storage or Treatment Facility - Zoning Ordinance Amendment 2007-04.
M/S – Smith/Mischel. As there is no public input, moved to close the Public Hearing. Approved unanimously.

M/S – Smith/Mischel. Move to recommend approval of Zoning Ordinance Amendment 2007-04, Septage Waste Storage or Treatment Facility, as written.

Amend CHAPTER 6, "A"– AGRICULTURAL ZONE," Section 6.01 – PERMITTED USES to add new Section 6.01- N to read as follows:

N. Septage Waste Storage or Treatment Facility - Only a closed septage waste storage tank or treatment facility regulated under Public Act 381 of 2004, as amended may be permitted upon approval of a special exception by the Planning Commission pursuant to Section 19.07 of this Ordinance.

Vote: Yes – Altonen, Larson, Sabty, Smith and Mischel
The motion passed 5-0-0. Recommendation will be sent to the County.

Township Board Referred Business
Shoal's North Development
Mr. Christian Nelson, Realtor, representing Mr. Shoal had requested Township approval to a modification of the previously approved Site Plan for lots 5 & 6 locations. The request was referred to the Planning Commission for review and recommendation. Mr. Nix, Planning Consultant, advised that lot #1 should be included with lots 5 & 6 in not accessing Elk Lake Road via a direct driveway.

M/S – Larson/Mischel. Move to approve "Shoal's North" Development site plan modification changing lots 5 & 6 to face East-West with these conditions.

1. Wave the 150 ft width requirement at the West end of lot #6 due to its quarter round shape.
2. No access driveways, finished or unfinished are allowed on the East side between lots 1, 5 & 6 and the adjacent highway.

Vote: Yes – Altonen, ~~Lawrence~~ **Larson**, Sabty, Smith and Mischel.
The motion passed 5-0-0. The Township Board to be notified.

Township Planning Commission By-Laws.
Mr. White, Township Supervisor, presented a document on Planning Commission By-Laws for Commission review and use as needed. Chairwoman Mischel thanked Mr. White, as this document will be useful, and asked the members for review and comment during the November meeting.

Old Business

US-31 Corridor – Advisory Committee Formation
Chairwoman Mischel introduced the names of those who are to serve on the US-31 Corridor Advisory Committee. Mr. Nix, Planning Consultant agreed to assist the formed committee as needed.

Dick Sanderson – Chairperson	Chris White	Brian Altonen - TWP Planning Commission
Mary Cooper	Clara Arvizu	Don Glowicki – TWP Plan Com/ TWP Board
Vincent Cooper	Nina Palazzolo	Marshall Wright – County Plan Com (ER TWP)

M/S – Smith/Larson. Move to approve the formation of a US-31 Corridor Advisory Committee and the appointment of the nine serving members as presented.

Vote: Yes – Altonen, Larson, Sabty Smith and Mischel.
The motion passed 5-0-0.

Lighting Standards
Mr. Nix, Planning Consultant, reviewed the proposed text for the lighting standards and a short text from the Harbor Springs Zoning Code. Mr. Robert Streit, business owner, spoke of security lighting and the need for the lighting standards to address it. He also stated that the Ordinance should be clear about the creation of nonconformity of existing lighting if the standards are changed and what might happen when change to existing structures is made. The Zoning Administrator advised that the Township had minimal problems with lighting. People are supportive in correcting lighting problems. That combining the best of the two text proposals is recommended. He asked that the lighting standard be included in Chapters 2 and 17 of the zoning Ordinance.

In view of the discussion, Chairwoman Mischel asked the Planning Consultant Mr. Nix for further work on the lighting standards to be reviewed and discussed during the November meeting.

New Business
Master Plan – Zoning Recommendations
Mr. Nix, Planning Consultant, presented the Memo of 10-2-2007 on the subject and requested that the members review it. Chairwoman Mischel asked for members review and input at the next meeting.

Having no further business, Chairwoman Mischel adjourned the meeting at 8:12 PM.

Minutes are subject to approval at the next regular Planning Commission meeting.

E. S. Sabty, Secretary
10-4-2007

Minutes Approved 11-1-2007