TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

April 11, 1994

The regular meeting of the Elk Rapids Township Planning Commission was held on April 11, 1994, 7:30 PM at the Elk Rapids Township Hall, Elk Rapids, MI. The meeting was called to order by vice chair, John Boals.

Present: John Boals, Dorance Amos, Shen Smith, Ned VerHage and Leonard Klein
Absent: Dick Jobe & Felix Casillas

A quorum was established. Present were Jane White, Mary Cooper, John McAvoy, Dan Soper, Tim Earl, Doug Strang, Bill White, and Bill Derman.

A motion was made by John Boals, 2nd by Shen Smith to delay approval of minutes until the April 28, 1994 meeting.
MOTION CARRIED

Site Plan Modification - Michigan Lake Products (John McAvoy). Site plan modifications were requested to add a 8x12 deck with railing section as a display at the corner of the south entrance steps to the business. The deck shall be of a neutral color and have an additional display of patio furniture on top of the deck section. A motion was made by Shen Smith, 2nd by Dorance Amos to approve the modification to the original site plan.
MOTION CARRIED

Additionally, Mr. McAvoy requested input from the Planning Commission regarding the screening for his proposed outside storage in the rear of the building. Discussion regarding the various types of screen that might be available. A motion was made by John Boals, 2nd by Leonard Klein that a modification to the original site plan shall be approved for the screening of the proposed outside storage as long as the screening is of a similar color to the building and that it totally masks from view the contents being stored. If the proposed screening meets with the approval of the Zoning Administrator at the time of installation, then Mr. McAvoy will not need to return to the Planning Commission prior to the installation. MOTION CARRIED

After approval by the Zoning Administrator, the original site plan will be modified to reflect the addition of the proposed screening.

Village Car Care - Mr. Tim Earl business located at 11590 US 31, Williamsburg, MI. Violation of site plan and continuation of site plan review. Mr. Earl was requested to attend this meeting to discuss his violation of the original site plan and his non-performance of requirements of the Planning Commission. Bill White, acting zoning administrator pointed out that Mr. Earl had not filed for his performance bond for the greenbelt in proper form as he had submitted a post dated personal check to cover the bond and that no permits have been issued for Mr. Earl to be conducting business. It was also noted that the property contained unlicensed autos which were restricted from being on the property. A special use permit can not be issued until the bonds have been posted and all permits including a sign permit have been secured for the property and the business. Mr. Earl stated that the unlicensed autos have now been removed from the property and that he will contact a bank for a letter of credit to cover the performance bond requirement. After discussion, the following additional points were clarified and added to the requirements of the original site plan:

1. An irrevocable letter of credit in the amount of $5,000.00 shall be obtained before any permits or special use shall be granted,

2. Outside of greenbelt area, the display of large trucks as advertising shall be limited to no more than two (2),

3. All employee parking shall be inside the fenced areas,

4. Screening shall be installed on or within the front drive gates to mask all contents being stored within the fenced areas, this screening shall be maintained and kept in good repair. The screening shall be of a similar or neutral color and blend with the surroundings. The gates shall only be opened to a 12' width during business hours and closed with the closing of the business each evening.

5. Parking in the front of the business shall be limited to retail clients only with no service vehicles to be parked in the front of the business as they await service. All vehicles awaiting service shall be parked within the fenced area.

6. There shall be no boat storage allowed within the fenced areas nor in the front of the building. There shall be no unlicensed vehicles on the premises unless they are contained within the building. The height of items stored within the fenced areas shall not exceed the height of the fencing or greenbelt, and,

7. On premise lighting shall not shine off the property.

After discussion, a motion was made by John Boals, 2nd by Leonard Klein that the above seven (7) restrictions and additions shall be added to the original site plan. Issuance of a Special Use permit and approval of the original site plan being held until conformance of the performance bond and the issuance of all required permits.

MOTION CARRIED

The next meeting of the Planning Commission shall be a joint meeting with the Village Planning Commission on April 19th, and a public hearing on April 28th. The next regular meeting of the Planning Commission shall be on May 17, 1994 at 7:00 PM. As there was not further business, a motion was made John Boals, 2nd by Dorance Amos to adjourn.

MOTION CARRIED

Meeting was adjourned at 10:30 PM.

Respectfully submitted,

Shen B. Smith