Elk Rapids Township Planning Commission

Shen B. Smith - Secretary
PO Box 175, Elk Rapids, Michigan 49629
(231) 264-6665 Email - shen@bokhara.com

JANUARY 28, 2003

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Renee Mischel on, Tuesday, January 28, 2003, at 6:30 PM, Elk Rapids Township Hall, Corner of River & Spruce Streets, Elk Rapids, Michigan. Present: Renee Mischel, Shen Smith, Don Glowicki, Jr., Emile Sabty & Jim Lundy. Absent: Tom Dame & Harry Potter. A quorum was established. Also present: Len Harrett (Township Zoning Administrator. Also present, Carolyn Shah and Patrick & Carol Brady.

Public Hearing: Filar Rezoning Proposal – Applicant withdrew application.

Minutes: December Meeting – a motion was made by Renee Mischel, 2nd by Jim Lundy to approve the December minutes as published. **MOTION CARRIED**. January 7, 2003 Meeting - A motion was madeby Renee Mischel, 2nd by Jim Lundy, to approve the January minutes with the following corrections: Environmental Zone:- "residential could be added as an approved use" – drop "consensus & "only". Proposed Ritter Motel Project: delete annexing discussion. **MOTION CARRIED**.

OLD BUSINESS:
Township Zoning Ordinance: Received Twp Board approval with the 1/14/03 meeting. Ordinance will be operational seven days following meeting of the 14th.

Non-Conforming Structures & Uses: Study proposal from Williams & Works was reviewed. Discussion regarding if controlling structure size of undersized lots using the Master Plan was actually working. Renee Mischel indicated the Planning Commission was leaning toward the 3rd Option contained in the study materials as there are good points in all three options which might be incorporated into "high bred" text combining all three options. Issues to be addressed include review of the Assessed Value vs Replacement Value.

Enviromental Zone: Study material received from Williams & Works was reviewed. Emile Sabty indicated that R-1 Standards should be used, not the current uses of the R-1 Zone. Section 10.01 Purpose – 4th line "added where applicable", Section 10.02 – Permitted Uses: A-H okay, Height, Area & Yard Restrictions will need to be added to this section. 10.03 delete all additions, leave text as currently published in the Ordinance.- typo amend Article to 17:00.. 10.05 all text currently crossed out will be retained. Questions as to how rifle range text became part of the study materials. Renee will check with Lukas Hill as to why this material is included into the E-Zone for our review. Renee Mischel will relay the above corrections, additions to the E-Zone to Lukas Hill for amendment and further review with the next meeting.

Sportsman's Club: Discussion from public that building permit is still valid with the County. As question as to why this has not been put on hold until the Township Board has completed their study of the Sportsman's Club lease & property hold. Renee Mischel indicated that the Planning Commission may not take any further steps with this proposal until advised by the Township Board.

Next Study Session – March 4, 2003 – 5:00 PM.

As there was no further business, a motion was made by Shen Smith, 2nd by Jim Lundy to adjourn. **MOTION CARRIED**. Meeting was adjourned at 9:00 PM.

Respectfully submitted,
Shen Smith
Secretary