TOWNSHIP OF ELK RAPIDS

ANTRIM COUNTY, MICHIGAN

ELK RAPIDS TOWNSHIP PLANNING COMMISSION

Shen B. Smith, Secretary
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Elk Rapids, Michigan 49629
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November 1st, 1994

The Elk Rapids Township Planning Commission meeting was called to order at 7:05 P.M. by Chairman Ned VerHage.

Present: Ned Verhage
John Boals
Dorrance Amos
Richard Jobe
Felix Casillas

Absent: Shen Smith
Leonard Klein
Ken Smith, Alternate
Carolyn Shah, Alternate

Also present Donald Hamilton, Consultant; Leonard Harrett, Zoning Administrator, and Terri Hoyt.

A quorum was established.

Minutes of the October 10th, 1994 meeting not available.

Next meeting November 15th, 1994, at 7:00 P.M.

Don Hamilton reviewed the following ordinance draft, studies, and information with the group:

Possible corridor restrictions, identify owners of the properties and sight lines on the east side of U.S. 31.

U.S. 31 Corridor Study North: Ames to Winters Rd. concentrating on the south end of this corridor using photographs, and recommending to the Village

a green belt in the Industrial Park area, and a better position for the Village sign. Also recommending a larger cut back at Winters Rd. by the County. Study was distributed to the members.

The Summary Points Paper: The goal of land use regulations. Attachment No. 1.

Condominium Ordinance discussion.

Discussed the tree plantings in the cemetery, and the possible future plantings through the following organizations:

Global Relief
D.N.R. Administrator
Small Business Administration
State Tree Programs - Grants

These types of programs have been done by the schools in the past, and we should encourage this type of participation.

The Land Division Ordinance review. The following questions were asked of thr group:

1. Should this be a stand alone ordinance or referenced in the Condominium ordinance.

2. Include a variance procedure in this ordinance.

3. Include a fee structure.

4. Reference Site Plan Review.

5. Include a review of land splits.

A draft of this ordinance was distributed to the group.

We also have to review the Subdivision Ordinance as to preservation of resources and commercial development, which is not included.

Future projects for the group as part of the Master Plan.

1. Identify housing conditions by areas.

2. Resource management plan

- existing forests

b. ground water and lakes

3. Finish the corridor study

   a. Mark all important points of the US 31 corridor

4. Facilities and services

5. Possible feasability study as to area sewers

6. Identify all groups working, and past studies involving underground water, forests, land usage, lakes, etc.

7. Prioritize natural resources

8. Inventory of land usage

Don Hamilton believes that we will have a working draft of the Master Plan by late January and completed by late Spring.

Don Hamilton was asked if we would be changing any zones before completion of the Master Plan because of a possible trailer park in the Township. Don's response was negative because the plan in general terms could change lot sizes, zoning districts, etc.

Terri Hoyt announced that a seminar on private waterfront access (funneling) would be held on Thursday, November 3rd, 1994, from 1-4 P.M. at the Holiday Inn Traverse City. Cost is $75.00.

Meeting was adjourned at 8:40 P.M.

Respectfully submitted,

Felix T. Casillas,
Acting Secretary

Attachment No 1

Summary Points

1. The goal of land use regulation is *to gain for the community as many of the good impacts of development as possible, and to avoid or eliminate as many of the bad impacts as possible.*
2. *Substantively,* land use regulations should be:
   - *Comprehensive*—addressing every public concern;
   - *Accurate*—addressing them as they are actually perceived;
   - Encouraging *creativity from developers;* and
   - *Dynamic*—easily changed to meet new conditions.
3. *Procedurally,* land use decisions should be:
   - *Inexpensive*—for the developer and the taxpayer;
   - *Expeditious*—eliminating repetitious or advisory steps that do not lead to a better project;
   - *Comprehensible* for all participants in the process; and
   - *Fair* and predictable.
4. Most importantly however, we can justify regulation only if, and to the extent that, it leaves us with a more beautiful, functional, safe, efficient and productive living environment.