TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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May 30, 1995

The Special Meeting of the Elk Rapids Township Planning Commission was called to order for the purpose of a Site Plan Review public hearing for Mischel's Greenhouse, John & Renne Mischel, 8087 Clyde Park, Byron Center, Mi 49315 for property described as Part of Gov't lot 3, Section 33, T.29N, R.9W, Elk Rapids Township, Antrim Co., MI. Property Number 05-06-033-026-20 - 111660 Arrowhead Drive, Williamsburg, Mi. 49690.

The hearing was called to order at 7:00 PM by the chairman, Ned VerHage. Present: Felix Casillas, John Boals, Dorrance Amos, Shen Smith, Ned VerHage and Dick Jobe. Absent: Leonard Klein and alternate, Carolyn Shah. A quorum was established. Also present was Mr. & Mrs. T. Cassantas, Mark Morrison, Bill Morrison, Bill White and Len Harrett.

Correspondence received was read into the record. Letter from Mrs. D. Horvath was received indicating that she recently purchased property in the neighborhood and had not had time to review the plans. She asked for a postponement of the hearing. Ned VerHage pointed out that property owners within 300 feet of a site plan review hearing are notified only for their review as they do not have a vote on the issue. It was also pointed out by Shen Smith and Felix Casillas that a greenhouse is an allowed use in the ordinance and does not require approval from the Planning Commission for construction. Technically agricultural projects do not require the site plan review process, but the Mischel's consented to go through the process so we could review their plans.

Discussion resulted with a decision that agricultural projects allowed by the ordinance do not require the site plan review process as farmers are not required to come to the Planning Commission every time they add a milk house or new storage building to their farms. Felix Casillas indicated that the Planning Commission must determine by definition for the ordinance what exactly are the requirements of a farm. Discussion regarding residential development in the agricultural zone resulted in a decision that the rear and side yard set-backs in the A zone will be modified to place any residential dwellings to the front and center of any agriculture dwelling constructed in the A zone as the lessen any farming production impact on a homesite in this zone. The questions regarding the agricultural zone will be placed on the agenda for further review and correction in the very near future.

Greenhouse Project - Greenhouse will be wholesale only. Water runoff was discussed. The following suggestions were agreed upon by the Mischel's for their project:

1. Dumpsters shall be screen from view by fencing or plantings.
2. If traffic greatly impacts the private Arrowhead Drive, private arrangements shall be made with the property owners on this private road to share a greater burden of maintenance.
3. Completion schedule was discussed with a start date in July/95 and a completion date for stage one being approx. September/95.

The public hearing was closed. A motion was made by Dick Jobe, 2nd by Felix Casillas to approve the site plan as presented with the above three suggestions.

MOTION CARRIED

<u>Master Plan</u>. Letter was reviewed from Don Hamilton regarding termination of contract with Township. Discussion with Township Supervisor, Bill White resulted in a decision by the Planning Commission to meet with Don Hamilton to request he finish the project for the Township. A committee was selected of Dick Jobe, Ned VerHage and Felix Casillas to meet with Don Hamilton prior to the next meeting to discuss Master Plan and work out problems that currently exist.

Temporary Use Ordinance. Telephone call was received from Phil Butler regarding status of TUO. Mr. Butler was told that the Planning Commission had talked to the Township Board and to Township Attorney, Bill Derman regarding the liability questions. At this time no word has been received as to the passage of the ordinance.

Len Harrett - Zoning Administrator. Len passed out notes regarding the Non-Conforming Use Upgrades scheduled for June 6th. Len stated that he has been in contact with Bill Derman and that the Planning Commission is in a good position to require the combining of smaller lots into larger more conforming lots as a condition of upgrading in the Birch Lake and Bass Lake areas.

Ordinance Amendments. Felix Casillas reported on priorities which will need to be addressed in the very near future by the Planning Commission. These priorities include:

1. Definition of a structure.
2. Incorporation of the word "rigid" in reference to a structure.
3. Requirements for Non-Conforming A & B.
4. Define a "farm".
5. Boat storage at water side.
6. High water mark definition.
7. Outside storage.
8. Right of Way - Private road (possible 66' for all private roads).
9. Possible elimination of R-3 from ordinance (pros & cons)
10. Section 7:02 G - needs clarification regarding like additions.
11. Site Condo Ordinance
12. Natural Resource ordinances to be included in ordinance - i.e. septic inspections, setbacks from wetlands, etc. from Tip of Mit handbook.
13. Soil & erosion ordinance from Antrim & Grand Traverse Counties.
14. Section 6.02 Agricultural Zone - redefine the side and rear set-back requirements to center any dwelling structure on the 1.5 acre residential lots to assist the farmers in this zone who are actively farming. Strengthen the agricultural zone text to protect the rights of farmers to continue farming in this Township.

Felix will search through the previous minutes and notes from John Shockley, ZBA to see if there are more items that will need to be addressed.

A motion was made by Shen Smith, 2nd by John Boals to approve the minutes of the last meeting.MOTION CARRIED

Rezoning Project - Birch Lake Area. Felix Casillas met with Bill White to identify the properties to be rezoned from R-2 to R-1. Felix Casillas and Shen Smith will work together to prepare these properties for the public hearing. The public hearing will be scheduled as soon as possible in July.

Ted Veliquette. Discussion regarding Mr. Veliquette residing on his M-Zoned property. Mr. Veliquette will need to come back to the Planning Commission for review if he intends to pursue residence at his business.

Resource Management Plan. RMP was reviewed and approved by the Planning Commission. A signed off copy will be sent to Don Hamilton so the grant can be completed on this project.

As there was no further business, a motion was made by Dick Jobe, 2nd by Felix Casillas to adjourn.MOTION CARRIED

Meeting was adjourned at 9:20 PM.

Respectfully submitted,

Shen B. Smith