Elk Rapids Township Planning Commission

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November 6, 2001
Amended – January 3, 2002

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order by the Co-Chairman, Renee Mischel, at 6:30 PM on Tuesday, November 6, 2001, Elk Rapids Town Hall, Corner of Spruce & River Streets, Elk Rapids, Michigan. Present: Emile Sabty, Don Glowicki. Jr., Shen Smith, Renee Mischel, and Harry Potter. Absent: Tom Dame & Jim Lundy. A quorum was established. Also present: Ken Richmond, Len Harrett, & Marshall Wright.

PUBLIC HEARING – NON-CONFORMING STRUCTURE UPGRADE FROM CLASS "B" TO CLASS "A".
The purpose of this hearing is to consider a request from Pam Shaw, 210 Beechmont, Dearborn, Michigan 48124, for a Non-Conforming Structure Up-grade from Class "B" to Class "A" for property located at 8167 Cairn Highway, Elk Rapids, Michigan 49629. Property tax number 05-06-015-012-00. Request for consideration in order to seek a variance to expand size of existing non-conforming garage. (Don Glowicki, Jr. recused himself from the hearing) The hearing was opened to the public. No correspondence was received and no input from the public. Ken Richmond, Richmond Architects spoke to the merits of granting an upgrade. A motion was made by Shen Smith, 2nd by Renee Mischel to close the public hearing. MOTION CARRIED

Discussion: It was noted that the lot map provide for the hearing was incorrect as it depicted the lot being two separate lots instead of the single lot it actually is. It was also noted that the single lot does not contain sufficient square footage to ever be split into two lots. It was noted that garage is located only seven feet off the property line with plenty of space to build a second garage in another location on the property. A motion was made by Shen Smith, 2nd by Emile Sabty to approve the non-conforming structure upgrade from Class "B" to Class "A". **Y/2 – N/2 – MOTION DENIED**.

Minutes of the October Meeting: Tabled.

Cabana Shores PUD Project: Tabled

Traverse Brewing Company: Renee Mischel reported that she had attended the October Township Board Meeting requesting input from the Board on the question of an outside tent. She reported that "no clear answer was received". After discussion, the Planning Commission determined that it would not be in the best interest of the Township to have a tent on the location, but indicated that the property is zoned properly for the construction of a structure to house the proposed use.

Zoning Application Form: Discussion regarding amending the zoning application resulted in the following additions: Add – Non-Conforming Structure, Add – Box to authorize inspection of premises by Township authorities, Add – Site Plan Review by Fire Department.

Beach Resort: A letter was reviewed from the Village of Elk Rapids, manager requesting review and input from the Township Planning Commission on a parcel of property currently owned by MDOT which they are considering selling to the Beach Resort for additional parking areas. After discussion, a decision was made to attend the Village Planning Commission meeting to be held on November 26, 2001 for a joint meeting.

R-1 Rentals: Len Harrett proposed that the Planning Commission amend the zoning ordinance Section 11:02 regarding "Rentals of Less than 30 Days". After discussion, no action was taken as it was pointed out that Milton Twp is currently polling their residents to determine a solution to the R-1 rental issues. It was decided that Elk Rapids Twp will wait until results are in on the Milton question before proposing and ordinance amendments in the Elk Rapids Twp.

Farm/Open Space: Tabled.

Antrim County Planning Commission: Marshall Wright introduced himself as the newest member of the ACPC and asked if there was anything that he could help the ERPC with in relation to the County. The ERPC thanked Mr. Wright for his consideration.

As there was no further business at this time, a motion was made by Emile Sabty, 2nd by Don Glowicki, Jr. to adjourn. MOTION CARRIED.

Meeting was adjourned at 8:45 PM.

Respectfully submitted,

Shen Smith
Secretary