TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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6/6/95

The of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:15 PM on June 6, 1995. All members of the commission were present except Leonard Klein. A quorum was established.

A motion was made by Dick Jobe, 2nd by Felix Casillas to approve the minutes of the May 16, 1995 meeting as published. MOTION CARRIED

A motion was made by Dorrance Amos, 2nd by Felix Casillas to approve the minutes of the May 30, 1995 meeting as published. MOTION CARRIED

Non-Conforming Use Upgrade Public Hearings Public hearings scheduled for this meeting were as follows:

1. James & Kim Potocki, Lots 4 & 5, Block 2, Birchwood Sub, #05-06-250-005-00, located at 6848 Birchwood, Kewadin, Mi 49648;

2. William & Susanne Adcock, 6450 Birch Harbor Drive, Kewadin, Mi 49648, #05-06-003-016-00.

3. Arnold & Priscilla Klinger, Lot 4 of Block 1 & south 20' of lot 5, Block 1, Birchwood Subdivision, #05-06-250-008-00.

The public hearing was opened by the chairman. No correspondence was received regarding these hearings. Discussion regarding the Potocki property regarding combining their small lots into one larger more conforming lot. The public hearing was closed.

KLINGER HEARING. A motion was made by Dick Jobe, 2nd by Shen Smith to approve the Klinger upgrade proposal to class "A" for property #05-06-250-008-00 as submitted.

MOTION CARRIED

ADCOCK HEARING. A motion was made by Shen Smith, 2nd by Dorrance Amos to approve the Adcock upgrade proposal to class "A" for property #05-06-003-016-00 as submitted. MOTION CARRIED

POTOCKI HEARING. Further discussion regarding combining the Potocki two lots into one conforming lot resulted in a motion by Felix Casillas, 2nd by John Boals to approve the proposed class "A" upgrade for property #05-06-250-005-00 conditioned upon the Potocki's entering into a contract with the Township to legally combine the two properties.

MOTION CARRIED

The Township attorney will be requested to complete the necessary paperwork for the combining of the two lots for the Potocki's.

Ted Veliquette - Dry Dock Storage. Mr. Veliquette appeared before the planning commission regarding a citation he received from the Township for maintaining a residence within a boat storage building. Mr. Veliquette indicated that his business needs full time security and it is beneficial for his business to reside upon the property for security purposes. Planning Commission indicated that Mr. Veliquette could split off 1.5 acres from the project and rezone that 1.5 acres to residential for the purposed of building a home. Planning Commission requested an updated site plan for the project from Mr. Veliquette. Mr. Veliquette was given a zoning application and told that a hearing would be scheduled for his proposal to reside on the property as a special use.

Temporary Use Permit Ordinance. TUP Ordinance is still pending with Township Board.

Master Plan. Ned VerHage, Dick Jobe & Felix Casillas met with Don Hamilton to review the status of the master plan. Planning Commission is in harmony with Mr. Hamilton and a proposal for completion will be presented.

ZBA. Shen Smith announced that she is resigning from the ZBA early as her term would be up in August. Shen indicated that she has been very unhappy with the direction of the ZBA in the granting of variances prior to non-conforming upgrade approvals, variances without public hearings and variances when other alternatives might be appropriate. Felix Casillas was asked to assume the ZBA position for the planning commission. A motion was made by Shen Smith, 2nd by John Boals to appoint Felix Casillas to attend the ZBA meetings for the Planning Commission. MOTION CARRIED

Proposed Planning Commission Projects. Discussion regarding projects on the agenda which need to actively be undertaken:

1.	Site Condo Ordinance	Felix Casillas, Sub-Committee Chair
2.	Wetlands	Felix Casillas & Carolyn Shah
3.	Agricultural Protection	Shen Smith & Dick Jobe
4.	Lot Split Ordinance	Shen Smith
5.	Private Roads	Shen Smith
6.	Base Maps	Leonard Klein

As there was no further business at this time, a motion was made by John Boals, 2nd by Dick Jobe to adjourn.MOTION CARRIE

Meeting was adjourned at 9:20 PM.

Respectfully submitted,

Shen B. Smith, Secretary