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

MAY 18, 2000

A special meeting of the Elk Rapids Township Planning Commission was called to order by co-chairman, Dorance Amos, at 6:30 PM on May 18, 2000, Elk Rapids Township Hall, corner of Spruce & River Streets, Elk Rapids, Michigan. Present: Dorance Amos, Renee Mischel, Shen Smith, Tom Dame, Harry Potter, & Jim Lundy. Absent: Don Glowicki , Jr. A quorum was established.

Minutes of last meeting. Discussion regarding the Garrow studio being "assumed connected to the drywell septic system" in Paragraph 1 of previous minutes. Sentence to be amended to read "Studio is connected to the drywell septic system" deleting the word "assumed". An additional typo was corrected. A motion was made by Renee Mischel, 2nd by Tom Dame to approve the minutes as amended. Six – Yes, MOTION CARRIED.

Public Hearing #1 - Non-Conforming Use Upgrade From Class "B" to Class "A". For property owned by Deanna L. Arnston, 320 Strathmore Road, Lansing, Michigan 48910 for property located at 7376 Williams Court, Elk Rapids, Michigan 49629. Further described as Lot 6 – property tax number 05-06-600-005-00. The purpose of the proposal is to be able to rebuild if the structures burn down and possible expansion in the future.

The public hearing was opened to the public. Representing the property owner for this hearing was Sandy Rennie. As there was no input, a motion was made by Shen Smith, 2nd by Jim Lundy to close the public hearing. Six – Yes, MOTION CARRIED. Following discussion, a motion was made by Renee Mischel, 2nd by Shen Smith, to approve the Non-Conforming Use Upgrade conditional upon lots 28 and 6 being permanently combined. Six – Yes, MOTION CARRIED.

Public Hearing #2 – Non-Conforming Structure Upgrade From Class "B" to Class "A". For deck structure owned by Gerald & Nancy Durdon, 6946 East Harbor Drive, Elk Rapids, Michigan 49629. Further described as property tax number 05-06-600-005-00. The purpose of the proposal is to consider a request to add a sunroom to an existing non-conforming deck.

The public hearing was opened to the public. Letter from nearest neighbors was read into the minutes providing support for the proposal. As there was no further input from the public, a motion was made by Shen Smith, 2nd by Tom Dame, to close the public hearing. Six – Yes, MOTION CARRIED.

Discussion regarding the deck structure requesting the upgrade. A motion was made to approve the Non-Conforming Deck Structure Upgrade. Five – No, One-Yes. MOTION DENIED.

Public Hearing #3 – Non-Conforming Structure Review and Modification of Conditions Pertaining to a previous upgrade from Class "B" to Class "A" with consideration of a possible revocation of the Class "A" Designation for structures located on Parcel F (described on the Garrow Site Plan to be known as Parcel E – 20,000 sf), at 7332 Carin Highway, Elk Rapids, Michigan 49629, further described as:

Parcel F (Current Property Description)…being part of lots 99, 100, 101, 131, 132 and Trunk Line M-11; Weguagamaw Park Desc as; com at NW cor of Lot 107 of SD Plat; th S 15 deg W 337.28 ft alg the E r/w of Maple str to POB th S 73 deg 290.65 ft; th S 21 deg W 107.71 ft alg Wly R/W of Cairn Hwy; th N 69 deg W 280.94 ft alg Nly R/W of Williams Dr; th N 15 deg E 84.32 ft alg ely R/W of Maple St to the POB Wequagamaw Park 0.629 A M/L. Property is under the ownership of Robert L. & Sherron L. Garrow and Brian L. Garrow, 11343 Deepwater Pt. Lane, Rapid City, Michigan 49629.

Parcel E (Proposed Property Description)…being part of Lots 100, 101, 102, 129, 130 and 131 and trunk line M-11; Weguagamaw Park desc as; com at the NW cor of Lot 107 of SD plat; th S 15 deg W 252.96 ft alg the E R/W of Maple St to the POB; the S 76 deg E 301.07 ft; th S 21 deg W 100 ft alg the Wly R/W of Cairn Hwy; th N 73 deg W 290.65 ft; th N 15 deg E 84.32 ft alg Ely R/W of Maple Str to the PoB Weguagamaw Park 0.624 A M/L.

The public hearing was opened to the public. Harry Potter recused himself from the votes. Attorney for the Garrow project requested relief from Paragraph 4 (sewer requirement) and indicated the Garrow's have already put over 100,000.00 into renovations on the home and studio. As there was no additional input from the public, a motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing. Five – Yes, One – Not Voting, MOTION CARRIED.

Discussion indicated that the Garrow's might provide a show of good faith by amending the terminology regarding use of the studio. A motion was made by Dorance Amos, 2nd by Harry Potter to leave the property in the Upgraded "A" status. Three (3) – Yes, Three (3) – Not voting.

A request was made to the Garrow's regarding consideration of a limitation to a six month yearly use of the studio property (May thru October). After consideration the Attorney for the Garrow's reported they would not accept any conditions of the proposed Upgrade.

A motion was made by Shen Smith, 2nd by Tom Dame that the Planning Commission table any further consideration on the Garrow Project (Lot E/F) until additional legal information can be received for the Planning Commission to consider. Five – Yes, One – Not Voting. MOTION CARRIED. Additional consideration has been tabled to the next regular meeting.

Re-Imbusement Text Amendment. After consideration of the proposed text for a Zoning Ordinance Amendment, a motion was made by Shen Smith, 2nd by Renee Mischel, to approve the text for public hearing. Six – Yes. MOTION CARRIED.

Wooden Hammer – Site Plan Modification. Discussion of the modified site plan for the Wooden Hammer business indicated that a change in the Zoning Ordinance will be necessary for the allowance of business that perform light manufacturing in a Commercial "C" zone with emphasis on the parking issues. A motion was made by Shen Smith, 2nd by Tom Dame to authorize Larry Sullivan to proceed with zoning text for the amendment. Six – Yes, MOTION CARRIED. Larry Sullivan indicated the text would be ready for review with the August meeting.

A motion was made by Shen Smith, 2nd by Tom Dame, to approve the modifications to the Wooden Hammer site plan. Six – Yes, MOTION CARRIED.

Adjustments For Zoning Meeting Times – A motion was made by Shen Smith, 2nd by Tom Dame to amend the meeting times to start at 6:30 PM instead of 7:00 PM. Six – Yes, MOTION CARRIED.

Enviromental Zone. Text will be reviewed at the July meeting for modifications to the Enviromental "E" zone.

As there was no further business, a motion was made by Tom Dame, 2nd by Harry Potter to adjourn. Six – Yes, MOTION CARRIED.

Meeting was adjourned at 9:35 PM.

Respectfully submitted,
Shen B. Smith, Secretary