TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

March 2, 1992

The Regular Meeting of the Elk Rapids Township Planning Commission was called to order by the Vice Chairman, Dean Veliquette at 8:00 PM on March 3, 1992.

Present - Bill White
Shen Smith
John Boals
Dean Veliquette
Leonard Klein

Absent - Dick Jobe
Felix Casillas

A quorum was established.

Minutes - A motion was made by John Boals, 2nd by Bill White to approve the minutes of the 1/17/92 meeting. MOTION CARRIED

Leonard Klein reported that he has reviewed the Torch Lake Township revisions to their ordinance and feels that they have just reworded their ordinance and it would serve no purpose for our ordinance to be reworded at this time.

Bed & Breakfast Ordinance - The B & B ordinance developed by the Planning Commission from 7/18/88 (Exhibit A - attached) was reviewed in depth. After discussion, a motion was made by Bill White, 2nd by John Boals, that the ordinance drafted 7/18/88 be incorporated into the Zoning Ordinance. Reference to B & B in the currently approved Ordinance will be replaced by the ordinance of 7/18/88. MOTION CARRIED

The Acting Chairman requested the Secretary to incorporate the 7/18/88 ordinance into the text of the Zoning Ordinance currently under revision.

Manufacturing Zone - A request was received from Ted Veliquette to rezone approx. 10 acres of property along Herman Road to "M" for the construction of warehousing buildings. Annexation of "M" properties by the Village of Elk Rapids causing a decrease of "M" zones in the Township resulted in a motion by Shen Smith, 2nd by Leonard Klein, that we create additional "M" zoning in the Township by rezoning property numbers 05-06-016-011-00 (40 acres) and a portion of 05-06-015-002-00 (16 acres) from "A" to "M" thus creating approx. 56 acres of additional "M" property. MOTION CARRIED

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The "M" Zoning use reviewed. A letter will be sent to Ted Veliquette informing him of the requirements for construction in the "M" zone. A special use permit hearing will be scheduled for 4/6/92 with any approval pending approval of rezoning at the County and Township Board levels. The 14.02 requirement of a topographic map has been waived as the property in question for Ted Veliquette is totally flat.

Site Plan Review Ordinance was discussed. Both the Site Plan Review and the Subdivision Control Ordinance are now ready for approval at the Township Board Level. Both ordinances have been through the public hearing and the County review steps.

Bill White presented new copies of the Township Zoning Map. Shen Smith pointed out that a error on the maps exist in regard to a driveway access exiting her property onto Hanel Road. She requested that the original maps be corrected to remove this access as it does not exist on any deed or easement. Bill White stated that the original map can be revised to reflect the correction.

A sketch was presented detailing proposed plans for development of the Pine Hollow/Merskin properties by Mr. Cowell, the current owner of those properties. The sketch projects three single family residences on the parcel with outbuildings. Bill White reported that Bruce Ortenburger and Bill Derman have been reviewing this plan and will report their recommendations to the Planning Commission in the very near future. As these properties are under three different property numbers and contain two different zoning classifications, care is being taken to make sure that development will meet the requirements of the Elk Rapids Zoning Ordinance.

Continued review of the Ordinance was tabled until the next meeting on March 16th.

With no other business at this time, a motion was made by John Boals, 2nd by Leonard Klein, that we adjourn. MOTION CARRIED

Meeting adjourned at 9:10 PM

Respectfully submitted,

Shen B. Smith

Exhibit "A" Attached