Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen B. Smith, Secretary
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July ~~6~~ 7, 1998

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by chairman, Ned VerHage at 7:00 PM on Tuesday, July ~~6~~ 7, 1998, at the Elk Rapids Township Hall, Elk Rapids, Michigan.

Present: Don Glowicki, Jr., Tom Dame, Ned VerHage, Shen Smith, John Ferrari, and Renee Mischel. Absent: Dorance Amos. A quorum was established. Also present: Len Harrett, Dennis Huntley, Jim & Kim Potocki, Mr. Foster, Dr. Jim Lawrence, Jackie Lawrence and Doug Strang.

Minutes of last meeting. A correction was suggested regarding changing the word non-conforming **use** to non-conforming **structure** in reference to the tabled public hearing for John and Caren Hrehart. A motion was made by Shen Smith, 2nd by John Ferrari to approve the minutes of the last meeting with the correction. MOTION CARRIED.

A motion was made by Shen Smith, 2nd by John Ferrari to suspend the meeting agenda to hear from the public in attendance at this meeting. MOTION CARRIED.

Shoreline Protection Overlay Zone. Dennis Huntley, representing the Lawrence family, introduced a plea for Shoreline Protection and additional set backs for any future construction in the Cabana Shores Area. Mr. Huntley outlined the serious erosion problems of the area along with the unique topography of the area, thus indicating the need for special handling of this area. The Lawrence family spoke in favor of making sure this area is included in the proposed Shoreline Protection Overlay Zone. The Cabana Shores sensitive area includes lots ranging from 500' to 2000' in depth. The area is composed of interdunal swales, wetlands, ponds, and contains many forms of habitat for wildlife. The northern section of the township coastal includes wetlands, high errosion areas, bluffs and dunal areas.

Discussion included informing the public present of the proposed plan time table which includes the hiring of Larry Sullivan to construct the Elk Rapids Township Shoreline Protection ordinance. A meeting with Mr. Sullivan is currently on the agenda for August 4th and an area resource inventory to be undertaken by Tip of the Mitt on the northern section and the southern section of the Elk Rapids Township Grand Traverse Bay shoreline. Northern section under review is defined as the area from the northern most township line to the northern tip of the Nature Conservancy. The southern section under review is defined as from the southern township line to the northern line of the Cabanas Shores plat (lots approx. 1-16). Following discussion of the Shoreline Protection ordinance, a motion was made by Renee Mischel, 2nd by Tom Dame to propose a 4 month moratorium on the issuance of any building permits within the two outlined areas until the Planning Commission can determine the natural resources which might require protection within these two previously defined areas. MOTION CARRIED. The Elk Rapids Township attorneys will be contacted to draw up a moratorium for consideration by the Elk Rapids Township Board. Shen Smith will contact Tip of the Mitt to contract for the shoreline inventory for the two areas currently under review for inclusion in the Shoreline Protection Overlay Zone. A motion was made by Don Glowicki, 2nd by Shen Smith to authorize the hiring of Larry Sullivan (based on his contract fees) for the Shoreline Protection Overlay Zone and to have the resource inventory completed prior to the meeting with Mr. Sullivan on August 4th. MOTION CARRIED. Based on the results of the inventory, the areas between the southern and northern sections may require a further study. Planning Commission members are requested to walk the two areas currently being reviewed for the Shoreline Protection Overlay Zone.

US-31 Corridor Overlay Zone. Discussion regarding the US-31 Corridor Overlay Zone. A motion was made by Shen Smith, 2nd by John Ferrari to authorize the hiring of Mary Hatteman (based on her contract fees) for the completion of the US-31 Corridor Overlay Zone. Shen Smith was authorized to contract Wade Trim to set up a meeting date with the Planning Commission.

Preliminary Site Plan Review - Village Car Care (Jim & Kim Potocki). Property located at 11590 S. US-31, Williamsburg, Michigan. Informal review was conducted regarding a site plan modification to include the sale of used automobiles on the Village Car Care site plan. Planning Commission determined they were not happy with the proposed site plan modification. The plan does not meet the US-31 Corridor set backs and landscaping plans. All Planning Commission members are requested to walk this property prior to the public hearing now scheduled for August 4th. A motion was made by Don Glowicki, 2nd by John Ferrari to create a panel to meet with the property owners, Zoning Administrator to work out a plan that meets the intent of the Master Plan in regards to this property (setbacks, landscaping, location and number of auto units which may be allowed). Appointed to the panel to meet with the Village Car Care owners is:Tom Dame and Don Glowicki, Jr. along with the Elk Rapids Township Zoning Administrator. A complete report will be presented at the public hearing on August 4th.

S.O.B Ordinance. - A motion was made by John Ferrari, 2nd by Shen Smith to amend the hours of operation for the S.O.B. ordinance to 10:00 AM through 10:00 PM. MOTION CARRIED.

Ordinance Amendments. Several amendments will be put on the agenda for public hearing with the August 4th meeting.

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

Meeting was adjourned at 9:45 PM.

Respectfully submitted,

Shen Smith
Secretary