Elk Rapids Township Planning Commission

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

November 2, 1999

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by co-chairman, Dorance Amos at 7:00 PM, Tuesday, November 2, 1999, at the Elk Rapids Township Hall, Spruce & River Streets, Elk Rapids, Michigan. Present: Dorance Amos, Shen Smith, Renee Mischel, Tom Dame & Don Glowicki, Jr. Absent: Harry Potter. A quorum was established. Also present – Len Harrett & Larry Sulivan.

Minutes of 10/28/99. A motion was made by Don Glowicki, Jr., 2nd by Renee Mischel to approve as published. MOTION CARRIED.

Public Hearing on Proposed Amendments to Elk Rapids Township Zoning Ordinance. The public hearing was opened to the public. Proposed amendements were read into the record as follows:

Additions to Section 1.03 – Definitions

Condominium Act – Michigan Public Act 59 of 1978 as amended.
Condominium Project – Any land developed under the provisions of the Condominium Act.
Condominium Unit – That portion of a condominium project designed and intended for separate ownership interest and use, as described in the Master Deed regardless of type of use.
Master Deed – the legal document prepared and recorded pursuant to the Condominium Act, within which are, or to which are attached as exhibits and incorporated by reference, the approved by-laws for the project and the approved condominium subdivision plan for the project.
Site Condominium Unit – Individual Principal Building with associated accessory structures not physically attached to other principal or accessory structures.

Add the following to the Section 1.03 - Lot Definition:

5.A portion of a site condominium development consisting of the property upone which a principal and accessory structures may be constructed along with any limited common areas necessary to insure an area containing the dimensions necessary to comply with the requirements of the district in which the property is located.

Add a second sentence to Section 1.03 Yards to read as follows:

In the case of a site condominium development, the borders of adjoining building sites shall contain a minimum of twice the distance of the yard requirement for the district in which the property is located.

Retitle Section 2.19 to read as follows:
Lot Splits, Land Divisions and Condominium Development.

Change the last sentence of Section 2.19 Lot Splits & Land Divisions, paragraph A. to read as follows:

Subdivisions, site condominiums, or plats may be made only in accordance with the Michigan Subdivision Control\Land Division Act or the Michigan Condominium Act as amended and in accordance with the conditions of the Elk Rapids Twoning Subdivision Control Ordinance and the Elk Rapids Township Zoning Ordinance.

Change Section 2.19 Lot Splits & Land Division, paragraph B. to read "Lot Creation" as opposed to Lot Split.

IMPORTANT NOTE: Additionally Section 2.19 will be retitled to "Lot Creation, Land Divisions & Condominium Development" by motion of Shen Smith, 2nd by Tom Dame. MOTION CARRIED.

No correspondence was received and no input was received at the public hearing.

A motion was made by Shen Smith, 2nd by Renee Mischel to close the public hearing. MOTION CARRIED. A motion was made by Shen Smith, 2nd by Tom Dame to approve the proposed amendments to the Elk Rapids Township Zoning Ordinance. MOTION CARRIED.

Thru the Grapevine. – No revised site plan received at this time. Naughton Property – Discussion of possible land division. Michigan Lake Products – not ready for November meeting. Wandawood Resort – report of a second driveway being established not in accordance with approved site plan – zoning administrator will look into this matter. Garrow Project – Planning Commission still feels any modification to original site plan should be handled through the Planning Commission.

Shoreline Protection Zone – remained tabled until the January meeting.

Historical Roads – Currently two roads in Elk Rapids Township have been designated as "Historical Roads" – North Bay Shore Road and Elk Lake Road. Planning Commission will be taking under advisement and review a possible requirement for hardwood trees to be planted along the road right of way of Elk Lake Road to replace the dying hardwoods and re-establish the tree lined roadway.

Amendments to Chapter 15.02 are being considered regarding splits of 4 or more lots.

Past amendments to Township Zoning Ordinance. The proposed amendments from 6/8/99 (fees & signs) will be resubmitted to the County along with the proposed amendments from this meeting. Don Glowicki, Jr. will review resolutions issued by the Township Board to verify that all proposed amendments to the zoning ordinance have been properly resulted. Don will report on this for the January meeting.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Renee Mischel to adjourn. MOTION CARRIED.

Meeting was adjourned at 8:42 PM.

Respectfully submitted,

Shen B. Smith
Secretary