Elk Rapids Township Planning Commission

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August 3, 1999

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by the vice chair, Harry Potter, at 7:00 PM on Tuesday, August 3, 1999, Elk Rapids Township Hall, Corner of Spruce & River Streets, Elk Rapids, Michigan 49629. Present: Harry Potter, Shen Smith, Renee Mischel. Absent: Ned VerHage, Tom Dame, Dorance Amos & Don Glowicki, Jr. Also in attendance: Gary Gretel, Bob Ravazzani & Larry Sullivan. With the absence of a quorum all business conducted with this meeting will not take effect until the approval of these minutes at a meeting with a quorum.

Grace Lutheran Church - A preliminary sketch plan review for property being purchased on US-31 by the church was conducted with members representing Grace Lutheran Church. Site Plan Review is scheduled for September 7th with a motion by Renee Mischel, 2nd by Shen Smith to grant relieve from items 2, 3, & 5 of Site Plan Review section of the Ordinance. MOTION CARRIED.

Question regarding the erection of a cross on the top of the existing brick tower in regards to the height limitation in the ordinance. Larry Sullivan measured the tower determining that the current height of the tower is 25' and that any structure which would extend above 35' would need a variance. Discussion regarding the tree requirements of the proposed US-31 Corridor as the property in question is within the Corridor Zone.

Minutes of the 7/21/99 Meeting - A motion was made by Renee Mischel, 2nd by Harry Potter to amend and correct the minutes and attachment of 7/21/99 as follows:

Attachment #1 - Correct item to read: " Garage in right of way. With the ZBA denial of a variance request to allow the garage to remain in the right of way said garage will be moved to the eastside of the newly realigned Cairn Hwy or demolished.

Attachment #2 - Correct item to read: " Cottage known as "Hidaway" will be demolished. A 384 sf storage building will be erected on one of the current site plan's proposed future cottage footprints".

Attachment #3 - Remains the same.
Attachment #4 - Remains the same.

Attachment #5 - Amend item to read: " Screening - fencing on all four sides with landscaping on three sides for all dumpsters/trash receptacles."

Attachment #6 - Amend to read: " Signage. Two lit or unlit signs with look-down lighting will be allowed not to exceed the 50 sf of total signage requirement. All signs must be located on the east side of the newly re-aligned Cairn Hwy."

Attachment #7 - Amend to read: Fencing. Concerns from neighbors regarding auto headlights shining in neighboring windows will be reviewed by the Zoning Administrator and a consultation with the Antrim County Road Commission following completion of the road realignment (or in the winter months). Fencing to shield neighbors will be installed by Carolyn Shah if the need is determined."

Attachment #8 - Remains the same.
Attachment #9 - Remains the same.

Attachment #10 - Amend and correct to read: " Moving of existing three cottages (Cherio, Postscript & Orchard Side), construction of two proposed footprints (one additional cottage unit and one storage shed) which must meet all set-back requirements of the ordinance, moving garage from west side of Carin to east side of Cairn, will be reflected on the site plan. All construction must be up to code of the Antrim County Building Department. The storage shed will be placed one of the existing proposed footprints with the proposed new cottage limited to a minimum of 960 sf and a maximum of 2200 sf and will contain either a single or duplex cottage unit with occupancy of no more than two families. No additional expansion of Wandawood Resort is authorized other than contained on the to be revised site plan."

Attachment #11 - Remains the same.

MOTION CARRIED

Site Condo Ordinance - Larry Sullivan. The text has not been typed up but will be available for review with the meeting of 8/11/99. A public hearing is proposed with the September 7, 1999 regular meeting. A decision was reached that all future work on US-31 Corridor and Shoreline Protection Zones will be done by ad hoc committee. Committees to be selected at 8/11/99 meeting.

Environmental Zone - Discussion regarding rezoning all currently zoned "E" property to "R-1" with the creation of an Environmental Overlay Zone to protect sensitive areas. This question will be addressed at the 8/11/99 meeting. Discussion of septic/drain field inspection indicated that the Planning Commission would definitely wish for inspection prior to property sales. Septic/drain field inspection requirement text will be drawn up for review.

Outlying Township Sewers - Discussion regarding the possibility of having sewer lines in the Maple Harbor area.

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

Meeting was adjourned at 10:25 PM.

Respectfully submitted,

Shen B. Smith
Secretary