TOWNSHIP OF ELK RAPIDS

ANTRIM COUNTY, MICHIGAN

MINUTES OF THE QUARTERLY MEETING OF THE ELK RAPIDS TOWNSHIP ZONING BOARD HELD AT THE ELK RAPIDS TOWNSHIP HALL, ELK RAPIDS, MICH., JUNE 27, 1985.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT GRIBI AT 7:35 P.M. MEMBERS PRESENT PRESENT: RICHARD GRIBI, DIANNA FORSTER, RALPH MARTINEAU AND JOHN GILMORE.

THERE WERE 22 PERSONS PRESENT INCLUDING RONALD GRAMMER (TOWNSHIP SUPERVISOR AND ZONING ADMINISTRATOR), ROBERT BRUGGER (TOWNSHIP BOARD) AND VERSIL WHITE (TOWNSHIP BOARD). NAMES OF PERSONS PRESENT ATTACHED TO THESE MINUTES.

THE MINUTES OF THE MAR. 21, 1985 MEETING WERE READ BY SECRETARY DIANNA FORSTER, AND THEY WERE APPROVED AS READ.

SECRETARY DIANNA FORSTER READ A LETTER FROM EDWARD B. POLLISTER, III REQUESTING THE PROPERTY (NO. 05-06-010-015-00) BE REZONED FROM AGRICULTURAL TO COMMERCIAL USE. A COPY OF THE PROPOSED DEVELOPMENT WAS PASSED AROUND TO THOSE PRESENT. SECRETARY FORSTER READ 3 LETTERS OPPOSED TO THE DEVELOPMENT AND A PETITION WITH 16 SIGNATURES WAS PRESNTED STATING OPPOSITION TO THE DEVELOPMENT. PRESIDENT GRIBI CALLED ON MR. POLLISTER WHO IN TURN ASKED ATTORNEY CRAIG ELHART TO SPEAK ON HIS BEHALF. MR. ELHART POINTED OUT THAT MR. POLLISTER HAD ATTEMPTED TO CLEAR UP PROBLEMS SUCH AS NOISE, TRUCKS, ETC. AND POINTED OUT MR. POLLISTER'S CONCERN FOR THE SAFETY OF CHILDREN. IN ANSWER TO A QUESTION REGARDING A POSSIBLE DIESEL SPILL, MR. ELHART POINTED OUT THAT THERE HAD BEEN NO HAZARDOUS SPILLS TO DATE AND AS MR. POLLISTER RUNS A CLEAN OPERATION, IT WAS POSSIBLE BUT NOT PROBABLE, AND THAT HE RUNS A CLEANER OPERATION SO THAT A HIGHER LANE VALUE WOULD RESULT. PRESIDENT GRIBI ASKED FOR INPUT FROM THE PEOPLE PRESNT. QUESTIONS ASKED CONCERNED FUTURE USE OF COMMERCIAL PROPERTY IF IT WERE TO BE SOLD INASMUCH AS THERE 40 TO 50 USES IN COMMERCIAL ZONING, NUMBER OF

EMPLOYEES AND TRUCKS INVOLVED AND FREQENCY OF TRUCKS, AND HOW THE OFFICE MAINTANANCE SHOP WERE TO BE USED. OBJECTIONS TO THE PROPOSED DEVELOPMENT WERE THE OBTRUSIVE NOISE, TRUCK TRAFFIC USING BOTH HIGHWAY LANES WHILE TURNING, INGRESS AND EGRESS ON SUCH A NARROW STRIP, COMPLAINTS BY RESORTERS ACROSS THE ROAD AND DECREASED RESORT PROPERTY VALUES ON THE LAKE ACROSS THE ROAD. IN ANSWER TO A REQUEST TO MR. POLLISTER THAT HE MOVE THE ENTRANCE TO THE DUMP ROAD, MR. POILISTER POINTED OUT THAT THAT HE DOESN'T OWN THAT PROPERTY AND THAT IS ALSO TOO LOW AND SHOULD BE DESIGNATED AS WETLANDS. HE ADDED THAT HE PAYS LARGE TAXES AND ASSISTS LARGE BUSINESSES LOCALLY. HE ALSO SAID THAT THERE WOULD BE 3 EMPLYEES, 3 OR 4 TRUNKS MAKING 3 OR 4 TRIPS A DAY. HE SAID THAT THE BUSINESS STARTED 2 ½ YEARS AGO ON A SPECIAL PERMIT WHICH RAN OUT AND THEN PEOPLE OBJECTED. WHEN ASKED ABOUT A POSSIBLE ENTRANCE ON U.S. 31, HE CLIAMED ALTHOUGH DESIRABLE THE STATE WOULD NOT PERMIT THIS CLAIMING U.S. 31 IS A LIMITED ACCESS ROAD. DIANNA FORSTER MADE A MOTION TO DENY THE REQUEST FOR REZONING THE PROPERTY FROM AGRICULTURAL TO COMMERCIAL. JOHN GILMORE SECONDED THE MOTION. THE MOTION PASSED.

PRESIDENT GRIBI ASKED IF THERE WERE ANY OTHER NEW BUSINESS. SECRETARY FOSTER READ A LETTER FROM ROBERT AND DOROTHY WONACOTT AND WILLIAM AND SUELLEN KENNEDY REQUESTING THAT PROPERTY (NO.05-06-032-009-15) be REZONED TO COMMERCIAL USAGE. MR. MERILLAT, REALTOR, SPOKE OF BEHALF OF THE WONACOTTS AND KENEDYS. HE SAID THAT THEY HAD AN OFFER TO SELL THE PROPERTY SUBJECT TO IT BEING REZONED COMMERCIAL, AND HE PRESENTED A PLAN OF THE PROPOSED BEVELOPMENT. OBJECTIONS PRESENTED CONCERNED THE SIGHT OF DUMPSTERS, ODORS, A CYCLONE FENCE WHICH ME. MERILLAT SAID WOULD BE CONSTRUCTED TO ENCLOSE THE DUMPSTERS. DIANNA FORSTER MADE A MOTION TO REZONE SAID PROPERTY TO COMMERCIAL USAGE WTH THE STIPULATION THAT ALL DUMPSTERS BE CONFINED WITHIN A 6' CYCLONE FENCE WITH EVERGREE TREES PLANTED ON THE PROPERTY'S SIDE OF THE FENCE IN SUCH A MANNER TO SCREEN THIS FROM ADJOINING PROPERTY. RALPH MARTINEA SECONDED THE MOTION. THE MOTION PASSED.

JOHN GILMORE MOVED THAT THE MEETING BE ADLORNED. THE MEETING WAS ADJOURNED AT 9:17 P.M.

RESPECTFULLY SUBMITTED

Dianna Forster, Secretary