Elk Rapids Township Planning Commission

September 7, 2004

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order by Chairwoman Renee Mischel on Tuesday, September 7, 2004, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, Michigan.

Present: Tom Dame, Emile Sabty & Renee Mischel.
William Larson (7:30 PM)
Absent: Jim Lundy, Don Glowicki & Shen Smith.

Also Present: Lukas Hill, Planning Consultant & Leonard Harrett, Zoning Administrator.

At 6:30 PM only three members were present. A quorum was not established. For this meeting it was decided to proceed with the agenda items discussion and recommendation without any formal vote. All agenda items discussed will be tabled for review at the next meeting.

County Suggestions re: 4.02-G & 4.05-C

Mr. Hill reviewed his letter of information on this subject, incorporating suggestions made by the members. Mr. Sabty stated that during the August 2004 Township Board Meeting on this subject, the Township Attorney advised that if an amendment is contemplated and it is a minor one, then there will be no need to send it back to the County for approval. Send it to the Township Board for their approval and adoption, after which it gets noticed in the paper and becomes effective one week after. Mr. Hill will incorporate the revisions and suggestions made for review at the next meeting.

Fee Schedule

The current write up was reviewed and a finalized write up by Mr. Hill will be presented for review at the next meeting.

Chapter 17.04 & 17.05

Mr. Hill reviewed his latest write up which incorporated the suggestions made by the Township Attorney. It was agreed to use the suggestion that a site plan review which does not require a formal hearing would be more public friendly when a notice of the meeting appears in the paper, this being the customary practice at the Elk Rapids Township and the public are accustomed to it. Also in the section that lists the items for review in a site plan, two suggestions were made to include language on (1) outside lighting intensity and (2) present a sample of outside siding material and colors. The intent is to avoid after the fact interpretations. Mr. Hill will be revising the write up for the next meeting.

The next meeting will be on October 5, 2004 at the Government Center, 315 Bridge St., 6:30 PM.

At 9:10 PM Chairwoman Mischel adjourned the meeting.

By: Emile S. Sabty
For: Shen Smith, Secretary
September 7, 2004