TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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September 26, 1994

The Elk Rapids Township Planning Commission meeting was called to order at 7:00 PM by the chairman, Dick Jobe. Present: Dick Jobe, Ned VerHage, Leonard Klein, Shen Smith, Carolyn Shah and Felix Casillas. Absent: Dorrance Amos & John Boals. Also present was Don Hamilton.

The minutes of the 9/6/94 meeting were approved as corrected.

Public Hearing - 7403 Terrace Avenue, Maple Harbor Subdivision, Mr. & Mrs. Dennis Schneider.

The purpose of this hearing was to consider a request from property owners for an upgrade from "B" to "A" Non-conforming Use. A comprehensive report was submitted by Don Hamilton as previously requested. No negative public input was received but the question of a lack of public sewers in the Maple Harbor Subdivision was raised in regard to increased usage being a problem with so many homes on small lots in high density areas. Planning Commission has decided to request sewer lines be established in the Maple Harbor area in order to help cut down on the waste seepage currently polluting the Maple Harbor section of Elk Lake. The public hearing was closed.

A motion was made by Felix Casillas, 2nd by Carolyn Shah to table a final decision on the up grade request until a site plan indicating, lot size, structures, and utilities be submitted for review. MOTION CARRIED

It was determined that most likely final approval with be conditioned with owner agreeing/contracting with the Township to establish public sewer hookup and usage as it becomes available.

Sewers were discussed with the chairman appointing an ad hoc committee consisting of Don Hamilton, Dick Jobe, Carolyn Shah and Terry Hoyt. Glen Chaisson shall also be asked to participate on the sewer committee. Don Hamilton will be meeting with Bob Loper, DPW regarding the sewer question.

Site Plan Modification - Michigan Lake Products, Inc. A request was received from Mr. Jack McAvoy, owner regarding the removal of a boat lift and replacement with a canvas storage unit. A motion was made by Shen Smith, 2nd by Felix Casillas to approve the modification to the original site plan. MOTION CARRIED

Chairman requested that Michigan Lake Products, Inc. be notified of our request that they relocate their displays closer to their business office and out of the MDOT right of way as they are situated on the original site plan.

Public Hearing - Site Plan Review Modifications and Temporary Uses Amendment

Public hearing was opened to the public. No input either written or verbal was received. Public hearing was closed to the public. A motion was made by Leonard Klein, 2nd by Ned VerHage to approve the modifications and amendments and send them to the Antrim County Planning Commission for review.

MOTION CARRIED

Announcements: Tree grant has been approved with the trees being earmarked for planting in the Twp cemetery. The DNR has made 12 million dollars available for beautification projects and nature preservation. Discussion regarding possible available funds for our US31 - South Corridor area. Developmental rights were also discussed regarding a 300' area off the MDOT right of way along US31 from Townline Road and North. Discussion regarding preserving a 300' strip in either agricultural production or tree planting with service drives specified for any development of the properties greater than the 300' preservation areas. Don Hamilton was instructed to contact the DNR to see if such a project could be considered for DNR funds. Carolyn Shah indicated that the Nature Conservancy might be helpful with the project. Carolyn will contact Glen Chown to set up a meeting between the Township Board, Village Planning Commission and the Twp Planning Commission for an informational forum.

US31 Corridor Study has been completed. Dick Jobe thanked all who participated in the study. Migrant worker housing was discussed regarding the minimum square footage per agricultural dwelling structure.

Site Condominium Ordinance is on the agenda for the October 10th meeting. John Shockley, ZBA will also be on the agenda to address questions regarding the ordinance. Felix Casillas was requested to contact John regarding his questions for the next meeting. Also on the agenda are the Tip of The Mitt suggested ordinances regarding natural resource preservations. Planning Commission - please bring your copies of these ordinance to the October 10th meeting. Election of officers has been tabled until the October 10th meeting.

As there was no further business at this time, a motion was made by Leonard Klein, 2nd by Felix Casillas to adjourn. MOTION CARRIED

Meeting was adjourned at 8:40 PM.

Respectfully submitted,

Shen B. Smith