ELK RAPIDS TOWNSHIP
PLANNING COMMISSION

MARCH 6, 2001 MEETING MINUTES

The regular meeting of the Elk Rapdis Township Planning Commission was called to order by co-chairman, Renee Mischel, at 6:30 pm, on Tuesday, March 6, 2001. Present: Don Glowicki, Jim Lundy, Renee Mischel, & Emil Sabty. Also present – Zoning Administrator, Len Harrett.

Approval of Minutes Minutes from the February 5, 2001 meeting were not available. Review and approval was tabled until the April 3, 2001 meeting.

Mini Storage Zoning Ordinance The Planning Commission did not receive the revised draft of the proposed changes to the zoning ordinance from the Consultant, Larry Sullivan. This item was tabled until the April 3, 2001 meeting.

Funneling The Planning Commission reviewed the draft supplied by Larry Sullivan. This draft is currently being used in Walloon Lake Township. Lundy supplied copies of funneling zoning ordinances in place in Milton Township and Acme Township. Discussion of the three ordinances from other townships and the need for such an ordinance in Elk Rapids Township followed. Discussion of allowed uses on vacant R-1 property centered on the fact that secondary structures are not allowed on a parcel without a primary dwelling. A dock on vacant R-1 property is an allowed use.

A motion was made by Sabty to change section 2.14 of the zoning ordinance

from: "All private unoccupied waterfront accesses will conform as a minimum to the width and square footage requirements for a platted lot within the R-1 zone. A private access of the required minimum size can support a maximum use density of five (5) non-waterfront property dwelling units. An additional twenty (20) feet of width and four thousand (4,000) square feet of land will be provided for each additional dwelling over five (5) dwelling units."

to: "All private unoccupied waterfront accesses will conform as a minimum to the width and square footage requirements for a platted lot within the R-1 zone. A private access of the required minimum size can support a maximum use density of one (1) non-waterfront property dwelling unit and one (1) dock and no more than two (2) boats".

Mischel seconded the motion. MOTION CARRIED 3 Yes, 1 No

County Planning Glowicki reported on the County Wetland Ordinance presented to the Elk Rapids Township Board. It was noted that the intent was good but it was too restrictive.

Budget Glowicki stated that he had submitted the budget for the Planning Commission for the March 2001 to February Fiscal Year. Mischel noted the increased need for outside legal and planning professional help and asked Glowicki to review that budget item before the March 19, 2001 approval.

As there was no further business at this time, a motion was made by Sabty, 2nd by Lundy to adjourn. MOTION CARRIED 4 Yes, 0 No. Meeting was adjourned at 9:07pm

Respectfully submitted,

Emile Sabty & Renee Mischel
Acting Secretary