Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen B. Smith, Secretary
PO Box 175, Elk Rapids, Mi 49629 (616) 264-5855

September 8, 1997

The Regular Meeting of the Elk Rapids Township Planning Commission was called to order by the chairperson, Ned VerHage at 7:00 PM on Monday, September 8, 1997, at the Elk Rapids Township Hall, Elk Rapids, Michigan. Present: Felix Casillas, Dorance Amos, Ned VerHage, and John Ferrari. Absent: Shen Smith, Richard Jobe, and Donald Glowick, Jr. A quorum was established. Also present were: Leonard Harrett and Michael Turkerlson.

Minutes – August 5, 1997 were not available at this time.

Agenda Item #1: Public Hearing for Chapter XVIII entitled "Wireless Telecommunications Towers and Antennas" was opened to the public. John Ferrari referenced Page No. 9, Paragraph #8 that we add "reasonable charge i.e., less than 50% of a new tower to & after the word "Users". After a discussion by the Planning Commission and the attorney, it was decided that this addition was not required.

The second discussion involved Page No. 10, Paragraph #2. Mr. Ferrari requested that we add some protective space or greenbelt to this statement. After discussion the commission agreed that this was not required because it could be added during the site plan review.

The third item was Page No. 14, Paragraph I., third sentence after the word "residences", add the words "and roads". The commission agreed these words were to be added.

After a discussion of the total ordinance they chairperson closed the public meeting and asked for a motion. Felix Casillas made the motion, 2nd by Ned VerHage to accept the ordinance with the addition and change. MOTION CARRIED

Agenda Item #2: S.O.B. The second item on the agenda was the S.O.B.'s village survey and ordinance. The commission decided that although they did have the information required, more study would be needed before making a decision. Dorance Amos made a motion, 2nd by Ned VerHage that this item be tabled to a later date. MOTION CARRIED.

Agenda Item #3: Land Division Ordinance. John Ferrari asked that the land split breakdown from the sample ordinance be added to our ordinance. The commission made no decision after a short discussion. John Ferrari then added that our ordinance had a typing error on Page No. 8, Paragraph B, Line #6, the word "two" should be corrected to read "twenty".

Agenda Item #4: Accessory Buildings. Len Harrett suggested that we add to our ordinance, Section 2.07 accessory building height and size in a residential zone. Mike Turkelson said this was not possible because of property rights and no case studies stating that this was acceptable under present law.

Agenda Item #5: Peter Garwood Meeting. Review of Mr. Garwood's meeting with John Ferrari and Ned VerHage and acceptable changes to the Master Plan. The following additions or changes are referenced to Mr. Garwood's letter to Shen Smith, Secretary dated, April 4, 1997.

1. Add a soils section to the Master Plan it was decided this would require study and more information at this time.
2. Add Antrim County of Page 13 between village & Traverse City – acceptable.
3. Add "such as the Antrim County Economic Development Corporation, the Traverse Bay Economic Development Corporation and the Northern Lakes Economic Alliance to end of this sentence. Acceptable.
4. Item #5, Page 26 include Purchase of the Development Rights and Transfer of Development Rights in the Corridor Area under policy and action #9. Requires more study.
5. Item #6, Page 26 the Natural Resources Plan should be referenced or included in the Master Plan to clarify who and when the plan is used. Acceptable – Page No. 22 – change title to Natural Resources and Agricultural Productive Lands – Acceptable.
6. Item #8, Page #8 under Policies and Actions ----- requires a zoning permit? Per Len Harrett our present ordinance does not require a permit.

7. Item # 9, Page #37 The work "various" should be changed to "appropriate. Acceptable.
8. Item #10, Page #41, add map "Existing Road Network & Proposed Improvements Map" - Acceptable.
9. Item #11, Page 43, add "Antrim County Airport". – Acceptable.
10. Item #12, Not acceptable, no change.
11. Item #13, Not acceptable, no change.
12. Item #14, Grass River Natural Areas should be added to Master Plan. – Acceptable
13. Item #15, Include a revision or update period within the plan to assure it is updated periodically Acceptable – will add but do not know how at this time. The above changes and additions will be made with the update of the Master Plan in 1998.

John Ferrari will donate to the Township the "Soil Survey of Antrim County, Michigan" booklet.

Agenda Item #6: **Status of ordinance U.S.31 Corridor text** – no change at this time.
Agenda Item #7: **Private Road Regulations Ordinance** will be scheduled in the near future for public hearing.
Agenda Item #8: **Ordinance amendments on Z.B.A. alternates** continued to be tabled.
Agenda Item #9: **Site Condo Ordinance** samples were distributed to the commission. Copies will be made for al members prior to next meeting.

As there was no further business at this time, a motion was made by Dorance Amos, 2nd by John Ferrari to adjourned MOTION CARRIED.

Next meeting is scheduled for Tuesday, October 7, 1997 at 7:00 PM.
Meeting was adjourned at 8:30 PM.

Respectfully submitted,

Felix Casillas
Acting Secretary

Typed by

Shen Smith, Secretary