Elk Rapids Township Planning Commission

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March 4, 2003

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Renee Mischel on, Tuesday, March 4, 2003, at 6:30 PM, Elk Rapids Township Hall, Corner of River & Spruce Streets, Elk Rapids, Michigan. Present: Renee Mischel, Shen Smith, Don Glowicki, Jr., Jim Lundy & Harry Potter. Absent: Tom Dame & Emile Sabty. A quorum was established. Also present: Len Harrett (Township Zoning Administrator) & Lukas Hill (Consultant). Also present, Carolyn Shah, Patrick Brady, Al & Elaine Vasquez, and Dr. Richard Hoadley.

PUBLIC HEARING #1 NON-CONFORMING STRUCTURE UPGRADE FROM CLASS "B" TO CLASS "A" for Vasquez Hacienda Restaurant & Lounge, (Alberto & Elaine Vasquez), for property located at 11224 US-31 South, Williamsburg, Mi 49690. Tax number is: 05-06-032-008-00. Structure does not meet the front yard setback requirements of the ordinance. Commercially Zoned.

The hearing was opened to the public. No correspondence has been received on the proposed application. Zoning Administrator's field report was read into the minutes and attached with these minutes. Elaine Vasquez addressed the hearing explaining the request to enlarge the kitchen area of the structure. Chairman Mischel read into the minutes Section 4.01 of the Elk Rapids Township Zoning Ordinance indicating the proposal was in compliance with the Ordinance. A motion was made by Shen Smith, 2nd by Jim Lundy to close the public hearing. **MOTION CARRIED, Y-5 N-0**. A motion was made by Renee Mischel, 2nd by Jim Lundy to approve the application for Non-Conforming Structure Upgrade from Class "B" to Class "A" for the structure located on property tax number 05-06-032-008-00. **MOTION CARRIED, Y-5, N-0**.

PUBLIC HEARING #1 SITE PLAN REVIEW HEARING for Vasquez Hacienda Restaurant & Lounge, (Alberto & Elaine Vasquez), for property located at 11224 US-31 South, Williamsburg, Mi 49690. Tax number is: 05-06-032-008-00. Applicants desire to enlarge the kitchen area of the structure. Commercially zoned.

The hearing was opened to the public. No correspondence has been received on the proposed application. Zoning Administrator's field report was appended to this hearing. Elaine Vasquez addressed the hearing indicating the proposed project was a single phase project. All outside lighting will remain the same. Don Glowicki, Jr. requested roof line information – single sloop, flat. Section 15.04 of the Elk Rapids Township Zoning Ordinance was reviewed with none applicable sections waived. Noted was lack of engineers seal on the final site plan. A motion was made by Shen Smith, 2nd by Jim Lundy to close the public hearing. **MOTION CARRIED, Y-5, N-0**. A motion was made by Shen Smith, 2nd by Jim Lundy to approve the site plan with the following conditions - North Arrow & Scale be amended on site plan, and no building permit to be issued until engineers seal is provided for the site plan. **MOTION CARRIED, Y-5, N-0**.

Minutes of January 28, 2003 Meeting: A motion was made by Don Glowicki, Jr., 2nd by Jim Lundy to approve the minutes with the correction of the word "hybrid". **MOTION CARRIED, Y-5, N-O**.

GRAMMER, INC. LOT SPLIT REVIEW: Planning Commission reviewed lot split request submitted by Grammer, Inc. for lots located in Part of the SE ¼ of Sec. 3, T29N, R9W, Elk Rapids Township, Antrim Co. Michigan. Plan to create six more conforming lots from 16 approx. 50x150' lots. After review, Planning Commission requested from Grammer, Inc. a broader plan to include additional remaining lots in the plan as current plan if approved would leave several lots with less lot area than currently platted.

Scheppe Preliminary Site Plan Review: David Sheppe, Sheppe Investments, 1225 S. Airport Rd. W, Traverse City, Mi 49686, for property located at 8647 Cairn Hwy, Elk Rapids, Mi 49629. Property Tax Number – 05-06-015-023-15. Site plan is for the construction of new mini-storage facility on the existing commercial site.

Proposed site plan was reviewed in accordance with Section 11.05 C & 17.04 of the Township Zoning Ordinance. Sign placement, structure colors, outdoor lighting requirements to be addressed on final site plan.

Environmental Zone Review: Discussion regarding goals of protection in the "E" Zone indicated priorities of a) Wetlands, b) Ground water quality & lake water quality. Additional discussion regarding appropriate uses of land within "E" Zone resulted in a motion by Shen Smith, 2nd by Renee Mischel to amend Section 2.11 by adding the "E" Environmental Zone to the text to read:

Section 2:11 – ANIMALS IN ZONED AREAS

"It shall be unlawful to keep animals such as horses, cattle, pigs, goats or poultry on any premises in an ***"R" - RESIDENTIAL", "E" - ENVIROMENTAL, "C"- COMMERCIAL, or "M" – MANUFACTURING Zones*** provided that the keeping of such animals shall be permitted in an **"**R-1", "R-2", and ***"E"*** zone and residential lots in the ***"A" -*** Agricultural zone where the size of the lot upon which the same shall be kept shall be not less than five (5) acres in area with a minimum width of two hundred (200) feet and where a total enclosure of fencing is provided. This restriction shall not prohibit the keeping of ordinary household pets in any zone." **MOTION CARRIED, Y-4, N-1**. Amendment shall be placed for public hearing with the May/03 meeting. Williams & Works "E" Zone draft was reviewed to Item "F" at which the review was tabled to the next meeting.

ORDINARY HIGH WATER MARK: Len Harrett brought to the attention of the Planning Commission the fact that Section1.03 - **HIGH WATER MARK (V – 2)** High Water Mark I.G.L.D. of 1955 of 579.8 feet, was amended by the Corps of Engineers to the 1985 Ordinary High Water Mark I.G.L.D. of 581.5 feet. After discussion, a motion was made by Shen Smith, 2nd by Renee Mischel to amend the Township Zoning Ordinance to incorporate the Corps of Engineers 1985 Ordinary High Water Mark I.G.L.D. of 581.5. **MOTION CARRIED, Y-5, N-0**. Amendment shall be placed for public hearing with the May/03 meeting.

As there was no other business at this time, a motion was made by Shen Smith, 2nd by Renee Mischel to adjourn. **MOTION CARRIED, Y-5, N-0**. Meeting was adjourned at 8:57 PM.

Respectfully submitted,

Shen Smith
Secretary