Elk Rapids Township Planning Commission
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January 2, 2007

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Tuesday, January 2, 2007, at 6:35 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Renee Mischel, Shen Smith, Don Glowicki, Jr, Brian Altonen, and Jim Lundy. Absent: William Larson. A quorum was established. Also Present: Jim Sturdevant, Larry Nix, and Bill Holland.

Minutes: Minutes for the December meeting were reviewed with a motion by Don Glowicki, Jr. 2nd by Brian Altonen. to approve as published. **MOTION CARRIED: Y-6 N-0**

Public Forum: No input from the public was received.

Planning Updates: Larry Nix, Williams & Works introduced Jim Sturdevant as the new planning consultant for the Elk Rapids Twp. Replacing Brian Wegener. Mr. Nix reported that letters regarding the proposed Township Master Plan draft were sent to the appropriate entities on December 13, 2006.

OLD BUSINESS:

PROPOSED US-31 CORRIDOR AMENDMENTS: Two different copies of a proposed US-31 Overlay Zone draft were reviewed (one copy created by our Township Planners, and one copy created by the Planning Commission chairman). Discussion was undertaken regarding a possible inclusion of a separate US-31 Overlay Zone, or just an amendment to each specific zoning classification, did not result in a decision, even though Twp Planners recommend the amendment of each individual zoning classification be the appropriate avenue. Mr. Nix also recommends amending Chapter 17 to remove the current exemption of sub-divisions and site condos from the site plan review process. Excluded from site plan review would be one/two family homes, farms, (R-1, R-2 & Ag).

Discussed was then undertaken regarding a proposed setback for any new construction along the US-31 corridor as to the proposed 150' setback being from the centerline of US-31 or from the road right of way. It was determined that the 150' setback would be from the centerline as the road right of way varies from property to property at the present time.

After further discussion, the Planning Commission agreed that there would only be two proposed additions to the Township Zoning Ordinance in relation to a US-31 Corridor Zone or amendments to each individual classification – those being 1) Establish a uniform setback from the centerline of US-31 being 150', 2) Establish a landscape review process for new construction along the US-31 corridor which would requiring a landscape plan for all non-residential construction but excluding agricultural developments. Williams & Works were asked to redraft the US-31 Corridor amendment plan limited to the above two items.

As there was no further business at this time, a motion was made by Renee, Mischel, 2nd by Jim Lundy to adjourn. **MOTION CARRIED: Y-6, N-0**

Meeting was adjourned at 8:35 pm.

Respectfully submitted,
Shen Smith
Secretary