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
August 4, 1998

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Ned VerHage, chairman at 7:00 PM on Tuesday, August 4, 1998 - Elk Rapids Township Hall, Elk Rapids, Michigan. Present: Ned VerHage, Shen Smith, Renee Mischel, & Tom Dame. Absent: Dorance Amos, Don Glowicki & John Ferrari. A quorum was established. Also present: Len Harrett, Larry Sullivan, Ed Hammer, Bill Foster, John Dunkle, Doug Strang & Mr. & Mrs. Jim Potocki.

Public Hearing -#1: Site Plan Review for Village Car Care (#05-06-320-092-00) for a Special Use to used display automobiles for outside sales. Ned VerHage opened the hearing to the public. No correspondence was received from the public at large. Mr. Hammer was in attendance as one of the adjacent property owners. Doug Strang, representing Mr. & Mrs. Potocki explained the site plan to the Planning Commission. A motion was made by Shen Smith, 2nd by Tom Dame to close the public hearing. MOTION CARRIED.

Letter was read from Planning Commission's sub-committee regarding violations existing on the Village Car Care property. Mr. & Mrs. Potocki indicated that all violation will immediately be corrected except the issue of the sign which is currently attached to the surface of the Village Car Care building. Doug Strang indicated that the Township Zoning Ordinance is very vague in regard to an interpretation regarding this signage issue. Planning Commission asked of the Zoning Administrator is a citation had been issue to Village Car Care for this violation with an answer being given of a "no". Mr. & Mrs. Potocki were instructed to clear up these issues with the Zoning Administrator.

Discussion regarding outside storage and set-back lines resulted in the Planning Commission requesting a new site plan showing a limit of automobiles to 15-16. Discussion with the Potocki's resulted in a suggestion to move the front fences to the west allowing for additional space for the creation of outside display areas more to the west on the lot. A set-back line will be established for the automobile display area which would be behind a line established from the northeast corner of the Wooden Hammer building through the start of the grass area immediately in front of the Village Car Care building to the end of the Brewery fence line. This line will be drawn on the new site plan with footage measurements from the centerline of US 31. The Planning Commission requested that all signage be in conformance with the Ordinance and be restricted to a single sign located on one marquee in the present forward grass area. A motion was made by Renee Mischel, 2nd by Shen Smith, to table any further action on this request until a new site plan reflecting these changes is submitted. MOTION CARRIED.

An amendment to the Ordinance has been published regarding outside displays and sales which will be incorporated into the Ordinance under the Commercial Zone. This special use permit application has been determined to be "a like use" in the Commercial Zone for automobile outside sales.

Public Hearing -#2: Amendment to Zoning Ordinance, Section 17.01 was tabled to the August 18,1998 meeting as the Town Meeting failed to publish the notice twice in the newspaper.

Lot Split Review: Plat Map was reviewed of the John Dunkle property with a request to review the splitting off of thirteen feet (13') from Lot #3 and adding this 13' to the front lot to make the front lot in excess of 20,000 sf. A motion was made by Tom Dame, 2nd by Renee Mischel to approve this split as the remaining lots will still conform following the 13' split off. MOTION CARRIED. A recommendation is made to the Township Board to approve this lot split.

Minutes. A motion was made by Tom Dame, 2nd by Ned VerHage to approve the minutes of July 6th and July 21st, 1998. MOTION CARRIED.

Shoreline Protection Zone. The Planning Commission discussed goals of the Shoreline Protection Zone with Larry Sullivan and requested a contract be prepared outlining his services for the Township. The following concerns were addressed:

1. Development in the Cabana Shores area which contain dunes, wetlands as well as threatened or endangered species of wildflowers.
2. Development in the Inwood Harbor area, which in addition to dues, wetlands and endangered wildflowers, is the home of a number of shoreline protection devices (primarily groins) which are less than desirable in appearance but also have a high probability of either not solving the shoreline erosion or may in fact be contributing to the problems.
3. Development infringing upon the wetland areas within the township.
4. Development occurring with insufficient setbacks from the water edge.
5. Lack of setbacks from environmentally sensitive lands.
6. Limited means, if any, in addressing the cutting or thinning of vegetation within the greenbelt area.
7. A septic tank and tile field inspection program.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Renee Mischel to adjourn. MOTION CARRIED. Meeting was adjourned at 10:10 PM.

Respectfully submitted,

Shen B. Smith, Secretary