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

January 6, 1998

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by chairman, Ned VerHage at 7:00 PM on January 6, 1998, at the Elk Rapids Township Hall, Elk Rapids, Mi. Present: Renee Mischel, Ned VerHage, Shen Smith & Don Glowicki, Dorance Amos, and John Ferrari. Absent: Tom Dame. A quorum was established. Also present: Len Harrett and John Shockley.

Minutes of December Meeting. A motion was made by Don Glowicki, 2nd by Renee Mischel to approve the December minutes as published. MOTION CARRIED.

A motion was made by Shen Smith, 2nd by Dorance Amos to suspend the agenda in order to address issues to be presented by John Shockley regarding unsized non-conforming lots within the Township. MOTION CARRIED.

Bir-Pines - John Shockley (ZBA) John addressed the Planning Commission regarding a ZBA problem of granting variances to Non-Conforming 50' lots. John requested the Planning Commission to create an ordinance specific to the handling of building on these undersize lots to allow landowners to build larger homes on these lots. Planning Commission consensus was to hold to the intent of the ordinance and master plan regarding the undersized lots in question. John Shockley indicated that ZBA intends to review their proposal with the Township attorneys. Further discussion on this subject will be planned after Planning Commission has had a chance to review all of the information and materials from the Township attorneys regarding the legality of writing a lot specific ordinance.

Shoreline Protection Zone - Shen Smith reported that contact has been made with Carolyn Shah regarding ordinance research for the Shoreline Protection Zone. John Ferrari requested that we discuss with Carolyn the dollar amount needed to complete the project with a "not to exceed" written into the contract agreement. A draw again the $1,000.00 allocated for the project will be granted following an agreement between the Planning Commission, Township and Carolyn Shah. Contract will be requested outlining agreement.

Additional Planning Experts. Renee Mischel reported on findings regarding planners - Williams & Works, Joel Russell, etc. Renee was asked to contact Joe Anderson, Whitewater Twp. Planning Commission to discuss planners they are currently using.

S.O.B. - Public hearing was delayed in order for the Planning Commission to review the setback from residential property. Planning maps were reviewed and the S.O.B. ordinance was placed back on the February agenda for public hearing.

Site Condo - Text was supplied for review regarding updating the Sub-Division Control Ordinance. Next meeting will review the supplied text against inclusion in the Sub-Division Control Ordinance in preparation for a public hearing.

N.P.I. Landscape Plan. Discussion regarding landscaping plan for C-Tec property by N.P.I. Wireless. The following was decided to be required:

1. A row of evergreens outside fenced area along property lines.
2. 15' from edge of driveway for 60'
3. A single row spaced 10' apart
4. To be maintained in a live condition with any dead trees to be replaced.

Garrow Project. A request was received to extend the completion date for the required sewer lines to the Garrow project until May 1st. A motion was made by John Ferrari, 2nd by Dorance Amos to allow the extension to May 1st with the posting of a Performance Bond in the amount of the sewer completion project. MOTION CARRIED. Len Harrett has been instructed to report this to the Township Board for collection of the Performance Bond.

As the time was getting late a motion was made by Dorance Amos, 2nd by Shen Smith, to place the remaining agenda items on the agenda for the February meeting, and to adjourn. MOTION CARRIED.

Meeting was adjourned at 10:40 P.M.

Respectfully submitted,

Shen Smith
Secretary