ELK RAPIDS TOWNSHIP PLANNING COMMISSION
ZONING BOARD
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
SHEN B. SMITH, SECRETARY
P.O. BOX 375
ELK RAPIDS, MICHIGAN 49629
(616) 264-5855

6/22/89

THE MEETING OF THE ELK RAPIDS TOWNSHIP PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 PM BY THE CHAIRMAN, ROBERT BRUGGER. PRESENT WERE SHEN SMITH, RICHARD JOBE AND DEAN VELLIQUETTE - A QUORUM WAS ESTABLISHED. PRESENT FROM THE TOWNSHIP BOARD WERE BILL WHITE AND MARY POZOLO.

PUBLIC HEARING - BOATS, ETC.

SPECIAL EXCEPTION FOR OUTSIDE DISPLAY AND STORAGE OF WATERCRAFT AND RECREATIONAL VEHICLES FOR PARCEL I, WITH PARCEL H BEING EXCLUDED.

MR. RONALD BLAHA SPOKE TO THE BOARD ABOUT HIS PROPOSED USE OF THE PROPERTY IN QUESTION. HE STATED THAT THE OUTSIDE STORAGE WILL BE FOR WATERCRAFT AND RECREATIONAL VEHICLES. THE BACK PORTION OF THE LOT WILL BE USED FOR STORAGE, WITH THE FRONT PORTION BEING USED FOR THE DISPLAY OF THEIR RETAIL WATERCRAFT MERCHANDISE.

THE QUESTION OF RACKS WAS BROUGHT UP. MR. BLAHA STATED THAT RACKS WOULD BE USED ONLY IN THE BACK PORTION OF THE LOT WITH NONE TO BE PLACED OUTSIDE OF THE FENCED AREAS. THERE WILL BE NO RACKS IN THE FRONT DISPLAY AREAS. RACKS ARE NOT TO EXCEED THREE TIERS IN HEIGHT.

THE GREENBELT QUESTION WAS DISCUSSED. MR. BLAHA STATED THAT THEY WILL HAVE THE GREENBELT IN PLACE WITHIN 12 MONTHS. HE SAID THEY COULD PUT IT IN PLACE EARLIER IF NEEDED. A PERFORMANCE BOND WAS REQUESTED IF THIS GREENBELT IS NOT IN PLACE WITHIN THE STATED 12 MONTH PERIOD. ROBERT BRUGGER STATED THE PERFORMANCE BOND WOULD BE IN THE AMOUNT OF $4,000.00 IF THE GREENBELT IS NOT COMPLETED WITHIN THE TIME FRAME, NOR TO THE SATISFACTION OF THE ZONING ORDINANCE.

THE SPECIAL USE PERMIT WILL BE LIMITED ONLY TO THE SALE AND STORAGE OF WATERCRAFT AND RECREATIONAL VEHICLES. NO OTHER ITEMS ARE TO BE SOLD OR STORED ON THIS PROPERTY WITHOUT ADDITIONAL SPECIAL USE PERMITS.

DISPLAY OF BOATS ON THE LOT WILL NOT BE ALLOWED ON THE STATE HIGHWAY DEPARTMENT RIGHT OF WAY.

THERE SHALL BE NO MORE THAN 45 BOATS, DISPLAYED IN A NEAT AND ORDERLY FASHION ON THE FRONT PORTION OF THE LOT.

A MOTION WAS MADE BY RICHARD JOBE, SECONDED BY SHEN SMITH, THAT WE APPROVE THE SPECIAL USE PERMIT FOR BOATS, ETC. WITH THE ABOVE LISTED CONDITIONS. MOTION CARRIED

PUBLIC HEARING - JAMES CARSTENS

SPECIAL EXCEPTION TO BUILD RESIDENTIAL IN ENVIRONMENTAL ZONED PROPERTY IN THE EQUA-POLE SUBDIVISION, DESCRIBED AS GOVERNMENT LOT 5, SECTION 3, TOWN 29 NORTH, RANGE 9 WEST.

A LETTER WAS READ FROM THE DNR WHICH DETERMINES THAT THE LOT IN QUESTION IS NOT ENVIRONMENTALLY SENSITIVE. NO FILL WILL BE REQUIRED TO BUILD ON THE LOT. SEWER PERMITS ARE IN HAND.

MR. RICHARD KELNHOFER SPOKE REGARDING DRAINAGE DITCHES AND THE PROBLEM OF STANDING WATER IN THE SUB-DIVISION. JO KELLER SPOKE ABOUT WATER DURING DIFFERENT YEARS IN THAT AREA.

A QUESTION WAS ASKED IF MR. CARSTENS LOT WAS AN OUT LOT OF THE SUB-DIVISION. ALEXANDRA CHRISTENSEN STATED THAT ALL OF THE OUT LOTS HAVE NOW BEEN INCLUDED INTO THE SUBDIVISION, WHICH INCLUDES MR. CARSTENS LOT. SHE STATED THAT ALL OF THE LOTS COME UNDER THE RULES OF THE SUBDIVISION ASSOCIATION. SHE STATED THAT SHE WOULD PROVIDE A COPY OF THE ASSOCIATION RULES IF THE PLANNING COMMISSION SO WISHED.

MR. BILL COYNE SPOKE THAT THE WATER PROBLEM IN THIS AREA IS CAUSED BY THE INWOOD HARBOR WATER TABLE. HE FEELS THAT THE WATER LEVEL IN BIRCH LAKE NEEDS TO BE LOWERED TO FACILITATE BETTER DRAINAGE.

A MOTION WAS MADE BY DEAN VELLIQUETTE, SECONDED BY RICHARD JOBE, TO APPROVE THE SPECIAL EXCEPTION FOR MR. CARSTENS TO BUILD ON HIS LOT.
MOTION CARRIED

THE NEXT REGULAR MEETING OF THE PLANNING COMMISSION SHALL BE THE THIRD THURSDAY IN SEPTEMBER.

RESPECTFULLY SUBMITTED,

Shen B. Smith

SHEN B. SMITH
SECRETARY