Elk Rapids Township Planning Commission
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March 2,, 2004

SPECIAL WORK SESSION: A duly noticed "Special Work Session" meeting of the Elk Rapids Township Planning Commission was called to order at 3:00 PM, on Tuesday, March 2, 2004. Present: Emile Sabty, Shen Smith, Renee Mischel, and Jim Lundy. Absent: Tom Dame &Harry Potter. Arriving late - Don Glowicki, Jr. & Len Harrett. A quorum was established. Also present: Lukas Hill, Pat & Carol Brady, and Carolyn Shah.

Chairman Mischel reported on the outcome of a conference between Lukas Hill, Bill White, Shen Smith, and herself which was held on February 12, 2004. It was the consensus of the conference, after discussing various issues regarding the Non-Conforming process with the Township Supervisor, that the Township would in fact retain the Non-Conforming "B" to "A" process for handling all non-conforming uses. It was determined through discussion, that all previous non-conforming use upgrades granted in Elk Rapids Township were handled using the "B" to "A" process and were granted not unlike the requirements of the "P/D Zone.
A motion was made by Jim Lundy, 2nd by Renee Mischel, that the Township continue to retain the **Non-Conforming "B" to "A" procedures for Non-Conforming Uses** . **MOTION CARRIED, Y-4, N-0** Review started on Section 4:04 with Lukas Hill to type up corrections to section for review at the April Meeting.. A motion was made by Shen Smith, 2nd by Renee Mischel to break for dinner at :5:00 PM. **MOTION CARRIED**, Y-5, N-0.

6:30 PM – meeting was called back to order. Additional attendance, Norbert Rook. Review of Section 4.04 resumed, with the following additions or corrections:

404 - B (3) amend to include uses that currently hold a Class "A" status would come under the requirements of Section 4.04 E.
B(8) – amend to include changes of use, addition of buildings for use, and increasing the intensity of the use.

E(3b) Jim Lundy indicated that this section should have additional anticipated traffic volumes as a currently approved Class "A" already would have an increased traffic volume through the non-conforming use status.

E(3c) Shen Smith questioned as to why this section would be included as all non-conforming uses are already allowed uses in other zone. If left in would be a closed door for any of the current non-conforming "B", or non-conforming "B" uses that may be created by future rezoning,. Jim Lundy, & Emile Sabty indicated their agreement that this section should not be in the proposed ordinance.

Discussion: "There will be no expansion to residential dwellings located in commercial zones,; lots under the same ownership shall be considered as one lot; add section to Section 19.05 about "previous violation". Section 2.04 "Damage to Buildings" was also discussed. Text will be provided to amend this section. Renee will discussion our proposed amendments with Mike Turkelson for Twp Attorney comments. Lukas Hill will amend the text as discussed with Emile Sabty coordinating with Lukas Hill for additional corrections & additions to the proposed text sections.

Zoning Applications : Len Harrett & Lukas Hill will review the application documents to bring them into conformance with procedures currently in effect through the ordinance and the application.

As there was no further business at this time, a motion was made by Jim Lundy, 2nd by Emile Sabty to adjourn.
MOTION CARRIED, Y-5, N-0 Meeting was adjourned at 8:17 PM
Respectfully submitted,

Shen Smith
Secretary