Elk Rapids Township Planning Commission

Shen B. Smith - Secretary
PO Box 175, Elk Rapids, Michigan 49629
(231) 264-6665 Email - shen@bokhara.com

DECEMBER 3, 2002

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Renee Mischel on, Tuesday, December 3, 2002, at 6:30 PM, Elk Rapids Township Hall, Corner of River & Spruce Streets, Elk Rapids, Michigan. Present: Renee Mischel, Shen Smith, Tom Dame, Jim Lundy. & Harry Potter. Absent: Don Glowicki, Jr. & Emile Sabty. A quorum was established. Also present: Lukas Hill (Township Planning Consultant), Len Harrett (Township Zoning Administrator. Also present, Marshall Wright, Patrick & Carol Brady.

WORK/STUDY SESSION WAS HELD AT 5:00 PM – Topics of discussion for this study session were "Open Space Preservation", as mandated by the State of Michigan. Next study session will be at 5:00 PM on January 7, 2003 – Topic: Continuation on Open Space Preservation, and Nonconforming Uses.

Minutes of November Meeting: A motion was made to amend the minutes to show that Tom Dame was absent from the meeting. A motion was made by Tom Dame, 2nd by Harry Potter to approve the minutes as corrected. **MOTION CARRIED**. Y-4, N-0

Chairman Mischel untabled "**Open Space Preservation**" for discussion with State provided examples of sample ordinances being reviewed. Lukas Hill will research in depth the exact specifications of the new laws as they pertain to Elk Rapids Township.

Environmental Zone Review: Expressed was concern that the zone doesn't allow for development which the Planning Commission should take under advisement for amending with lists or layouts of special uses for that zone. Two options available would be a) Wetland Overlay Zone, or b) amendments to the text ordinance. Modifications to the text could include single family construction meeting setbacks in the area of 50' from wetlands. Chairman Mischel requested Lukas Hill develop a "standard for construction in the "E" Zone" for consideration of the Planning Commission.

A motion was made by Renee Mischel, 2nd by Tom Dame, to table additional agenda items until the next meeting. **MOTION CARRIED** Y-4, N-0

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Tom Dame to adjourn. **MOTION CARRIED**.

Meeting was adjourned at 8:15 PM

Respectfully submitted,
Shen Smith
Secretary