ELK RAPIDS TOWNSHIP PLANNING COMMISSION
ZONING BOARD
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
SHEN B. SMITH, SECRETARY
P.O. BOX 175
ELK RAPIDS, MICHIGAN 49629

1/28/88

MINUTES OF THE SPECIAL PUBLIC HEARING AND THE GENERAL MEETING OF THE ELK RAPIDS TOWNSHIP ZONING BOARD HELD AT THE ELK RAPIDS TOWNSHIP HALL ON THURSDAY, JANUARY 28, 1988.

ROLL CALL

A QUORUM WAS ESTABLISHED. PRESENT WERE RALPH MARTINEAU, JACK HART AND SHEN SMITH. ABSENT: RICHARD GRIBI. IT WAS NOTED THAT AT THIS TIME THERE IS ONE UNFILLED SEAT ON THE BOARD.

IN THE ABSENCE OF THE CHAIRMAN, THE BOARD APPOINTED SHEN SMITH TO ACT IN THE CAPACITY OF CHAIRMAN FOR THIS MEETING.

THE MEETING WAS CALLED TO ORDER BY TEMPORARY CHAIRMAN, SHEN SMITH AT 7:30 PM. ALSO PRESENT WERE RON GRAMMER (TOWNSHIP SUPERVISOR) AND BOB BRUGGER (TOWNSHIP CLERK). A LIST OF THOSE IN ATTENDANCE IS ATTACHED WITH THIS REPORT.

READING OF THE MINUTES

THE SECRETARY, SHEN SMITH READ THE MINUTES OF THE DECEMBER 17, 1987 QUARTERLY MEETING OF THE BOARD. AS THERE WERE NO ADDITIONS OR CORRECTION TO THE MINUTES, A MOTION WAS MADE BY RALPH MARTINEAU, SECONDED BY JACK HART, THAT WE APPROVE THE MINUTES AS READ.

MOTION CARRIED

CHAIRMAN'S REPORT

AS THE CHAIRMAN WAS ABSENT FROM THIS MEETING NO REPORT WAS RECEIVED.

SECRETARY'S REPORT

THE SECRETARY REPORTED THAT ONE PIECE OF CORRESPONDENCE PERTAINING TO THE BIRCH LAKE SEWER PROJECT HAD BEEN RECEIVED WHICH DID NOT PERTAIN TO THE BOARD AND WAS TURNED OVER TO THE TOWNSHIP.

UNFINISHED BUSINESS

BELCREST HOTEL CORPORATION - RON GRAMMER REPORTED THAT NO FURTHER CORRESPONDENCE HAS BEEN RECEIVED ON THIS PROJECT. THE TOWNSHIP BOARD HAS TABLED THIS ITEM OF BUSINESS UNTIL THE ZONING BOARD HAS HAD ALL VACANCIES FILLED. HE STATED THAT THIS PROPERTY SHOULD BE REZONED R1 FROM IT'S CURRENT ZONING OF E.

NELLES SPECIAL PUBLIC HEARING

MR. SCOTT NELLES APPEARED BEFORE THE BOARD FOR A DETERMINATION ON HIS REQUEST TO REZONE PARCEL "G" ON US 31 FROM R1 TO C1 ZONING. THE BOARD DETERMINED THAT AS THERE WERE NO LETTERS RECEIVED, NOR ANY PUBLIC CONCERN IN THIS AREA, THE REQUEST FOR REZONING BE GRANTED. A MOTION WAS MADE BY RALPH MARTINEAU, SECONDED BY JACK HART, THAT THE REZONING FOR PARCEL "G" BE GRANTED.

MOTION CARRIED

RON GRAMMER STATED THAT HE HAD BEEN IN ATTENDANCE AT A COUNTY MEETING RECENTLY AND BROUGHT UP THIS PARTICULAR HEARING. RON SAID THE COUNTY BOARD IS IN AGREEMENT THAT THE ENTIRE STRIP FROM JUST NORTH OF THE COUNTY LINE TO THE CURVE ON US 31 SHOULD BE REZONED TO THE C1 CLASSIFICATION.

THE TEMPORARY CHAIRMAN ASKED IF THERE WAS ANY FURTHER UNFINISHED BUSINESS AT THIS TIME. MRS. & MRS. STEVE MOODY STATED THAT THEY WERE IN ATTENDANCE AT THIS MEETING TO SEE HOW THE REZONING ON THE NELLES PARCEL PROCEEDED AS THEY WERE INTERESTED IN THE POSSIBLE PURCHASE OF PROPERTY IN THIS SAME AREA.

NEW BUSINESS

RON GRAMMER ASKED THE ZONING BOARD IF A BED & BREAKFAST ESTABLISHMENT COULD BE CONSIDERED IN THE SAME CATAGORY AS A NURSING HOME, NURSERY SHOOL, CONVALESCENT HOMES, ETC. AS A "SPECIAL EXCEPTION" IN THE R2 ZONE. HE STATED THAT AN APPLICATION FOR A BED & BREAKFAST ESTABLISHMENT WOULD SHORTLY BE SUBMITTED TO THE BOARD FOR CONSIDERATION. DON FEDRIGON, JR. STATED THAT THE ELK RAPIDS VILLAGE RECENTLY PASSED A NEW ORDINANCE REGARDING BED & BREAKFAST ESTABLISHMENTS.

SHEN SMITH STATED HER FEELINGS ON THIS MATTER WERE, THAT IF THERE IS NOT A SPECIFIC CLASSIFICATION WHICH INCLUDES/EXCLUDES BED & BREAKFAST ESTABLISHMENTS IN THE TOWNSHIP, THEN A "SPECIAL EXCEPTION" COULD BE APPLIED FOR IN ANY OF THE ZONES. IT WOULD THEN BE UP TO THE PUBLIC CONSENSUS AND THE DETERMINATION OF THE ZONING BOARD ON A ONE-ON-ONE BASIS FOR THIS TYPE OF ESTABLISHMENT. THE CONSENSUS OF THE BOARD WAS THE SAME.

THE TEMPORARY CHAIRMAN THEN ASKED IF THERE WAS ANY FURTHER NEW BUSINESS TO BE PRESENTED AT THIS TIME. AS THERE WAS NONE, SHE ENTERTAINED A MOTION TO ADJOURN. A MOTION WAS MADE BY JACK HART, SECONDED BY RALPH MARTINEAU, THAT WE ADJOURN. THE MEETING WAS ADJOURNED AT 7:50 PM.

THE NEXT MEETING OF THE ZONING BOARD WILL BE THE QUARTERLY MEETING ON MARCH 17, 1988, AT 7:30 PM IN THE ELK RAPIDS TOWNSHIP HALL.

RESPECTFULLY SUBMITTED,

Shen B. Smith

SHEN B. SMITH
SECRETARY

CC: ER TOWNSHIP SUPERVISOR
ANTRIM CO SUPERVISOR
ZONING BOARD MEMBERS
FILES