Elk Rapids Township Planning Commission
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June 6, 2000

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order by co-chair, Renee Mischel, at 6:30 PM on Tuesday, June 6, 2000. Attendance: Dorance Amos, Shen Smith, Renee Mischel, Harry Potter, Jim Lundy, Don Glowicki, & Tom Dame. A quorum was present. Also in attendance: Bill Derman, Mike Turkerlson, Ed Roy, and Mr. & Mrs. Frank Rosengren.

Minutes. A motion was made by Harry Potter, 2nd by Tom Dame, to approve the minutes of the May meeting with the following correction: Voting on Garrow Project – "Yes – three votes Not Voting – Two". MOTION CARRIED. A motion was made by Renee Mischel, 2nd by Dorance Amos to reconfirm the Planning Commission meeting times of 6:30 PM. MOTION CARRIED.

Public Hearing - The purpose of the public hearing is to consider a request from Duane & Debra Greenwold, Douglas & Nancy Greenwold and Frank & Joanne Rosengren (Ed Roy, III, 401 Munson Ave., PO Box 5817, Traverse City, Michigan 49686, for a special use permit to construct a residence in an Environmental "E" Zone. Property tax numbers 05-06-175-035-20 & 05-06-175-035-00 (Greenwold – Lot B & Rosengren – Lot C of the Bir-Pines Plat, Section 10 T29NR9W, Elk Rapids Township, Antrim County, Michigan.

The hearing was opened to the public by co-chair, Renee Mischel. Public comment was requested. Mr. Roy spoke regarding the site plan indicating that the footprint will not encroach on the right of way. A petition from the neighbors in favor of the proposal was submitted into the record. Pump house on the property will be removed. Steps on the front of the house will be moved to the side of the house. Eve overhang will not be enclosed. No other correspondence was received. A motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing. MOTION CARRIED. Larry Sullivan addressed his concerns regarding the project: Lot #3 not to be combined with the other lots. Front yard setback lot area to be determined by the ZBA. A motion was made by Shen Smith, 2nd by Dorance Amos to approve the upgrade from Class "B" to Class "A" with all of the above conditions determined by the ZBA, the conditions offered by Mr. Roy, and the recognizing of the lot as a lot of record. MOTION CARRIED (7-YES, 0-NO).

Untable Garrow Project. A motion was made by Shen Smith, 2nd by Dorance Amos to untable the Garrow Project. MOTION CARRIED. Discussion regarding use of the studio on the property. Mr. Derman reported the Garrow's are not willing to give any concession regarding this issue. Discussion of the Planning Commission regarding a reasonable period of occupancy for the studio with a November 1st – April 1st period where the studio would remain vacant. A motion was made by Dorance Amos, 2nd by Tom Dame, to schedule a public hearing to interpret Paragraph 7 and clarify Paragraph 6 of the original conditions of the upgrade/special use approval. MOTION CARRIED (6-yes, Harry Potter – recused). Paragraph 4 – A motion was made by Tom Dame, 2nd by Jim Lundy to approve the Garrow request to remove this paragraph from the original conditions of upgrade/special use. MOTION CARRIED (6-yes, Harry Potter not voting).

Enviromental Zoning. Larry Sullivan will have text available for review with the next meeting.
US 31 Corridor Zone. By consensus the US 31 Corridor Zone will be a low priority item for the Planning Commission.

A motion was made by Tom Dame, 2nd by Don Glowicki, to adjourn. MOTION CARRIED.

Respectfully submitted,

Shen B. Smith
Secretary