Elk Rapids Township Planning Commission

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December 21, 1999

The Special Meeting of the Elk Rapids Township Planning Commision was called to order by Co-chair Dorance Amos at 7:00 PM on December 21, 1999, at the Elk Rapids Township Hall, Corner of Spruce & River Streets, Elk Rapids, Michigan. Present: Don Glowicki, Jr., Shen Smith, Tom Dame, Harry Potter, & Dorance Amos. Absent: Renee Mischel. Also present was the zoning administrator, Len Harrett, and the Twp zoning advisor, Larry Sullivan.

• Public Hearing – Non-Conforming Upgrade from Class "B" to Class "A" for home located at 7338 Williams Court, Elk Rapids, Michigan 49629, belonging to Patricia Pioszak of the same address. Tax number 05-06-600-007-00 – Lot 9, Plat of Wequageman Park. Property owner wishes relieve to rebuild in case of fire and a possible expansion in the future.

The Hearing was opened to the public. No input was received. A motion was made by Shen Smith, 2nd by Harry Potter to close the public hearing. MOTION CARRIED.

A motion was made by Shen Smith, 2nd by Dorance Amos to approve the upgrade from Class 'B" to Class "A" conditional upon lots 24 and 9 being combined into one lot with landowner starting a merger agreement with the Township to merge lots 24 and 9 into one lot. MOTION CARRIED.

• Public Hearing – Non-Conforming Upgrade from Class "B" to Class "A" for home located at 7324 Williams Court, Elk Rapids, Michigan 49629, belonging to George W. & Shirley Landon of the same address. Tax number 05-06-600-008-00 – Lot 10, Plat of Weguageman Park. Property owner wishes relieve to rebuild in case of fire.

The Hearing was opened to the public. No input was received. A motion was made by Shen Smith, 2nd by Tom Dame to close the public hearing. A motion was made by Shen Smith, 2nd by Dorance Amos to approve the upgrade from Class "B" to Class "A" conditional upon the removal of a temporary storage shed that currently sits on the property line of this property. Upgrade will not take effect until the shed has been removed. MOTION CARRIED.

Minutes of 11/2/99 – A motion was made by Tom Dame, 2nd by Dorance Amos to approve the minutes as published. MOTION CARRID.

Michigan Lake Products – Jack McAvoy. Representing Mr. McAvoy was Roy Bryant. Original site plan was reviewed in addition to a new site plan. A motion was made by Shen Smith, 2nd by Don Glowicki, Jr. to approve the original site plan. MOTION CARRIED. Site Plan Modification – a new plan was presented for review. Following discussion the following was proposed:

1. Display areas will be known as Area 1 which will be three pads with the average pad being 15'x30' (400 sq feet). Area 1 will have no more than 7 displays at any one time. Area 2 will be located at the front corners of the building and will be the only area where a boat lift or shore station may be displayed. At no time will the number of display exceed nine (9) displays.

2. No one item shall exceed 5' in height except the arbor display. Berms may be used for the display areas in Area 1, but the 5' limitation for height from the grade level applies to the height of an individual display. The driveway will be used as the measure for 'grade level".
3. Schedule for landscaping will be June 1, 2000 for the installing of shade trees, and pads for Area 1.
4. November 15, 2000 will be the completion date for the remaining landscaping in accordance with the newly submitted site plan.
5. The newly submitted site plan will replace the previously approved site plan with the approval of this motion and be incorporated into the site plan approval for Michigan Lake Products.

A motion was made by Tom Dame, 2nd by Dorance Amos to approve the site plan modification for Michigan Lake Products conditional upon Items 1 – 5 above being incorporated into the approval. MOTION CARRIED.

As there was no further business, a motion was made by Shen Smith, 2nd by Dorance Amos to adjourn. MOTION CARRIED.

The meeting was adjourned at 9:12 PM.

Respectfully submitted,

Shen B. Smith
Secretary