ELK RAPIDS TOWNSHIP PLANNING COMMISSION
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
SHEN B. SMITH, SECRETARY
P.O. BOX 175 - ELK RAPIDS, MICHIGAN 49629
(616) 264-5855

2/5/90

MINUTES OF ELK RAPIDS TOWNSHIP PLANNING COMMISSION - FEBRUARY 5, 1990.

THE FEBRUARY MEETING OF THE ER TOWNSHIP PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. ON 2/5/90 AT THE ER TOWNSHIP HALL.

ROLL CALL PRESENT
BUD TOWNSEND
DEAN VELIQUETTE
TODD PARENT
BILL WHITE
SHEN SMITH

ABSENT
DICK JOBE
BOB BRUGGER

A QUORUM WAS ESTABLISHED

A MOTION WAS MADE BY BILL WHITE, SECONDED BY DEAN VELIQUETTE, TO DISPENSE WITH THE READING OF THE MINUTES OF THE LAST MEETING AND APPROVE THEM AS PUBLISHED. MOTION CARRIED

BLIC HEARING - REZONING OF ENVIRONMENTAL PROPERTIES NORTH OF ELK RAPIDS VILLAGE LIMITS TO INWOOD HARBOR ROAD, THOSE CURRENTLY "E" ZONED PROPERTIES BETWEEN NORTH BAYSHORE ROAD & US 31

BILL WHITE EXPLAINED TO THE PUBLIC AT LARGE THE REASONING BEHIND THE ORIGINAL REQUEST TO REZONE THESE "E" PROPERTIES TO "R-1", THESE REASONS INCLUDED: PROTECTION OF THE SINGLE FAMILY HOME CONCEPT FOR THIS AREA WITH THE ADDITIONAL RESTRICTIONS OF THE "R-1" ZONING CLASSIFICATION, THUS HELP TO REMOVE THIS AREA FROM POTENTIAL FUTURE MULTI-FAMILY/COMERCIAL DEVELOPMENTS THUS SAFEGUARDING THE RESIDENTIAL ATMOSPHERE CURRENTLY ENJOYED BY RESIDENTS IN THIS AREA.

THE "E" ZONING ORDINANCE WAS READ TO THE MEETING. PUBLIC INPUT WAS RECEIVED REFLECTING THE FOLLOWING CONCERNS OF THE PROPERTY OWNERS FROM THAT AREA:

1. FILLING OF WETLANDS.
2. DISTURBANCE OF NATURE.
3. REQUESTED DENIAL OF ANY/AND ALL APPLICATIONS FOR SPECIAL USE PERMITS FOR THAT AREA.
4. DNR WETLAND DETERMINATIONS ON ALL VACANT LOTS IN THAT AREA.

A MOTION WAS MADE BY SHEN SMITH, SECONDED BY TODD PARENT, THAT THE "E" ZONED LOTS IN THE AREA UNDER CONSIDERATION BE REZONED TO "R-1" WITH A DNR WETLAND DETERMINATION REQUESTED ON ALL VACANT LOTS IN THAT AREA.

YES - SHEN SMITH & TODD PARENT
NO - DEAN VELIQUETTE & BILL WHITE
TIE BREAKER VOTE - NO MOTION DENIED

UNFINISHED BUSINESS

BUD TOWNSEND APOLOGIZED TO THE MEETING FOR THE MISUNDERSTANDING OF A PUBLIC HEARING BEING HELD HERE THIS DATE ON THE PORT OF ELK RAPIDS/HERMAN PROJECT. HE POINTED OUT THAT MR. HERMAN WAS HERE ONLY TO SUBMIT HIS APPLICATION FOR A HEARING AND TO ADDRESS THE PLANNING COMMISSION WITH HIS INFORMAL PRESENTATION AND A QUESTION & ANSWER SESSION.

THE ARCHITECT FOR THE PROPOSED PROJECTED PRESENTED DRAWING OF HOW THEY WOULD WISH THE PROJECT TO BE CONSTRUCTED. MR. HERMAN REQUESTED THAT THE ENTIRE PLANNING COMMISSION BOARD BE PRESENT FOR HIS HEARING. MR. TOWNSEND STATED THAT HE HAS SET AN APRIL 2ND DATE FOR THIS HEARING. PUBLIC REQUESTED A SATURDAY EVENING HEARING SO THOSE PROPERTY OWNERS FROM A DISTANCE COULD COME FOR THE HEARING. SECRETARY POINTED OUT THAT PROPER NOTICE MUST BE FILED BEFORE A HEARING CAN BE SCHEDULED. CHECK RECEIVED WITH APPLICATION IS FOR AN INCORRECT AMOUNT - MR. HERMAN WILL SUBMIT PROPER FEES.

BILL WHITE CALLED FOR AN END TO THE DISCUSSION, AS THIS MEETING WAS NOT A FORMAL HEARING. A MOTION WAS MADE BY BILL WHITE, SECONDED BY SHEN SMITH THAT THE MEETING BE ADJOURNED. MOTION CARRIED

MEETING ADJOURNED AT 9:37 P.M.

RESPECTFULLY SUBMITTED,

Shen B. Smith
SHEN B. SMITH
SECRETARY