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
(616) 264-5855

12/15/88

THE QUARTERLY MEETING WAS CALLED TO ORDER BY THE ROBERT BRUGGER AT 7:35 PM, TO DETERMINE A SPECIAL USE PERMIT FOR MAR-JAC MOTORS COMPANY AND MR. JACK WILLIAMS FOR OUTSIDE STORAGE OF MOTOR VEHICLES ON THE PARKING LOT OF MAR-JAC MOTORS LOCATED AT 11456 S. US 31, WILLIAMSBURG, MI.

ROLL CALL: PRESENT - MR. JACK HART, MR. ROBERT BRUGGER, MRS. SHEN SMITH, AND MR. RICHARD JOBE

A QUORUM WAS ESTABLISHED.

MR. BRUGGER ASKED FOR THE READING OF THE MINUTES FROM THE MEETING OF 12/8/88. A MOTION WAS MADE BY RICHARD JOBE, 2ND BY JACK HART, THAT WE APPROVE THE MINUTES. MOTION CARRIED

SPECIAL HEARING - MARJAC MOTORS

MR. BRUGGER ASKED FOR INTEREPRETATION OF SUPPOSED VIOLATIONS ON THE MAR-JAC PROJECT - MR. KEN SMITH, ZONING ADMINISTRATOR STATED THAT THERE WAS NO QUESTION OF THE BUSINESS BEING LEGAL, BUT MUST BE WHOLLY WITHIN AND ENCLOSED BUSINESS. MR. JACK WILLIAMS PRESENTED A SITE PLAN WITH PARKING PLACES MARKED ON THE MAP.

MR. ROSS HICKMAN SPOKE FOR MAR-JAC MOTORS STATING THAT THE ORDINANCE READS THAT ALL BUSINESS IS TO BE CONDUCTED WITHIN AN ENCLOSED BUILDING, BUT OUTSIDE DISPLAY OF AUTOMOBILES IS NOT CONDUCTING BUSINESS.

MR. KEN SMITH STATED THAT THE SUBMITTED PLAN MEETS THE REQUIRED 1:1 OFF STREET PARKING REQUIREMENT. SITE PLAN CALLS FOR A MAXIMUM OF SIXTY MOTOR VECHICLES TO BE DISPLAYED.

A MOTION WAS MADE BY JACK HART, SECONDED BY DICK JOBE, THAT WE APPROVE A SPECIAL EXCEPTION FOR MAR-JAC MOTORS FOR THE OUTSIDE DISPLAY OF NOT MORE THAN SIXTY MOTOR VEHICLES. MOTION CARRIED

SPECIAL HEARING - EILEEN & TERRY BOALS AND MERLE ADAMS - ICE CREAM BAR

THE SECRETARY REPORTED THAT NINE LETTERS WERE RECEIVED IN FAVOR OF THE ICE CREAM PARLOR, NINE WERE RECEIVED AGAINST IT, WITH THREE OF THOSE AGAINST IT BEING NONE REAL PROPERTY OWNERS. FOUR LETTERS WERE RETURNED.

MR. BILL DERMAN SPOKE FOR MR. BOALS STATING THAT THE PURPOSE OF VILLAGE ZONING "V" IS FOR A MIXTURE OF COMMERCIAL, RESIDENTIAL AND THE VARIOUS TYPES OF BUSINESSES THAT EXIST IN SMALL DEVELOPING AREAS, SUCH AS KEWADIN.

HE STATED THAT THIS BUILDING HAS BEEN COMMERCIAL SINCE 1951 STARTING WITH MR. LLOYD BACHI'S GAS STATION. THIS LOCATION HAS BEEN MAINTAINED IN A COMMERCIAL USED SINCE THAT TIME.

COMMENTS FROM THE FLOOR WERE HEARD BOTH PRO AND CON.

SETBACK FROM HIGHWAY DISCUSSED. A MOTION WAS MADE BY DICK JOBE THAT THE SPECIAL EXCEPTION BE GRANTED, SECONDED BY SHEN SMITH. MOTION CARRIED

A MOTION WAS MADE BY SHEN SMITH TO AMEND DICK'S MOTION TO INCLUDE THE WORDS - PENDING A VARIANCE FROM THE ZONING BOARD OF APPEALS. JACK HART SECONDED THE MOTION. MOTION CARRIED

OTHER BUSINESS

KEN SMITH ASKED FOR A CLARIFICATION OF THE WORDING REGARDING SWAN FENCE GREENBELT. MR. BRUGGER STATED THAT THE GREENBELT IS TO BE REGARDED AS WRITTEN IN THE ZONING ORDINANCE.

MR. CUMMINGS SPOKE TO THOSE PRESENT ABOUT HIS PLANS FOR THE GREENBELT. MR. BRUGGER RECOMMENDED THAT THE TOWNSHIP BOARD ASK FOR A PERFORMANCE BOND FROM MR. CUMMINGS AND GIVE HIM A FAIR CHANCE TO COMPLETE HIS PROJECT.

A MOTION WAS MADE BY JACK HART, SECONDED BY DICK JOBE, THAT WE ADJOURN. MOTION CARRIED

MEETING WAS ADJOURNED AT 9:00 P.M.

RESPECTFULLY SUBMITTED,

Shen B. Smith

SHEN B. SMITH
SECRETARY