Elk Rapids Township Planning Commission

Shen B. Smith - Secretary
PO Box 175, Elk Rapids, Michigan 49629
(231) 264-6665 Email - shen@bokhara.com

AUGUST 6, 2002

The Elk Rapids Township Planning Commission – Regular Monthly Meeting was called to order by Chairman, Renee Mischell at 6:30 PM on Tuesday, August 6, 2002 , at the Elk Rapids Township Hall, Corner of River & Spruce Streets, Elk Rapids, Michigan 49629. Present: Emile Sabty, Harry Potter, Shen Smith, Renee Mischel, Tom Dame, and Don Glowicki, Jr. Absent: Jim Lundy. A quorum was established. Also present: Pat Brady, Scott Nelles, & Gerald Filar.

PUBLIC HEARING: (Aleutian Star Corporation, DBA – Nelle's Studios) The public hearing was opened to the public. The purpose of this hearing will be to conduct a Site Plan Review Hearing for proposed expansion to a building currently on property owned by Scott B. Nelles (Aleutian Star Corporation, DBA – Nelle's Studios) , located at 11672 US 31 S, Elk Rapids, Michigan 49629. Property Tax #05-06-032-009-30.

No correspondence was received on this hearing. Mr. Nelles spoke indicating that the purpose for the addition will be to store excess equipment inside and enclosure. A motion was made by Shen Smith, 2nd by Tom Dame to close the public hearing. MOTION CARRIED Y-6 N-0

Discussion regarding setback lines and requirements between commercial zoning and residential. As there was no additional discussion a motion was made by Harry Potter, 2nd by Tom Dame to approve the proposed site plan as presented. MOTION CARRIED Y-6 N-0

Minutes of June 13, 2002 Meeting: A request was received from Mr. Filar to make a note in the minutes under "public comments" that the Borziak's who were present at the June meeting had "no objections to the proposed garage". A motion was made by Tom Dame, 2nd by Emile Sabty to approve the June 13th minutes with the addition of the above comment. MOTION CARRIED Y-6 N-0

Minutes of July Meeting: A motion was made by Don Glowicki, Jr, 2nd by Emile Sabty, to approve the July minutes with a typo correction changing "My" to "Mr." MOTION CARRIED Y-6 N-0

OLD BUSINESS

"B" to "A" Non-Conforming: 26 proposals presented by Emile Sabty have all been reviewed. A motion was made by Renee Mischel, 2nd by Shen Smith, to table any further discussion on this issue indefinitely. MOTION CARRIED Y-6 N-0

Previous Filar Environmental Zone Proposal – Filar: Mr. Filar spoke indicating he is asking the Elk Rapids Township for a merger of his two lots at the August Township Board Meeting.

Open Space Preservation Act: Renee Mischel indicated after a meeting with ER Township attorneys, that our open space wording must be amended and adopted by 12/15/02. Motion by Renee Mischel, 2nd by Emile Sabty to tabled at this time. MOTION CARRIED Y-6, N-O

NEW BUSINESS

Shared Planner: Renee Mischel indicated the Planning Commission is in serious need of professional planning assistance. Mrs. Mischel formed an ad hoc committee to look into the securing of a planner with Jim Lundy and Tom Dame being appointed to the committee with herself as chairman. Don Glowicki, Jr. will review planter contracts. A motion was made by Shen Smith, 2nd by Renee Mischel to approve the creation of the above ad hock committee. MOTION CARRIED Y-6, N-0

<u>Master Plan Review</u>: Review of new State Ordinance requiring master plans older than five years to be reviewed and updated with special notifications being given to surrounding areas was discussed. Motion was made by Emile Sabty, 2nd by Tom Dame to request all PC members to review the master plan for discussion at the September meeting. MOTION CARRIED Y-6, N-0 Shen Smith will contact Antrim Co Planner to request additional instructions regarding the adoption/re -adoption of the master plan.

<u>Zoning Ordinance Reformating</u>: Emile Sabty reported that the Zoning Ordinance has been reformatted with some changes in numbering. Emile will provide Township Attorneys with a copy and they will be given one week to review proposed renumbering and provide any comments.

<u>Farm Land Preservation:</u> Meetings the 1st and 3rd Wednesday, 3:00 PM at the Milton Township Hall.

As there was no further business at this time, a motion was made by Tom Dame, 2nd by Don Glowicki, Jr. to adjourn. MOTION CARRIED Y-6, N-0

Meeting was adjourned at 8:20 PM.

Respectfully submitted,

Shen Smith
Secretary