TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
Elk Rapids Township Planning commission
P. O. Box 175
Elk Rapids, MI 49619
(616) 264-5855

The Regular Meeting of the Elk Rapids Township Planning commission was called to order on Tuesday, June 4, 1996 by the Chairperson Ned VerHage.

PRESENT: Felix T. Casillas, John Ferrari, Richard Jobe and Ned VerHage

ABSENT: Dorance Amos, Brian Martineau and Shen Smith

ALSO PRESENT: Len Harrett, Zoning Administrator

MINUTES OF THE MAY 8, 1996 MEETING:

MOTION: A motion was made by Dick Jobe, 2nd by Felix Casillas to approve the minutes of 5/896 with the following additions and corrections:

Section 1.03 Definitions - Page 4 Zoning Ordinance - Paragraph K - Dwelling - Single Family - Item 2, Line 2. Remove the word "any" and remove the word "or" and add the word "and."

Amend 1.03 - Page 2 Minutes 5/896
Paragraph 1.03R - Item 2. Change to "High Water Mark for East Arm of the Grand Traverse Bay.""

The average high water mark for East Arm of the Grand Traverse Bay shall be the I. G. L. D. ordinary High Water - 1955 (International Great Lakes Datum) 579.8 feet.

Mr. Len Harrett to rewrite Item 1.

Paragraph 1.03 G. G. - Item 3. Side Yard Line #2. Do NOT remove the word "unoccupied" but remove the word "and."

Amend 2.12 - Paragraph 2.12C Line 2. Remove the words "high" and "mark."

Line 3. Do not remove the following words "and the shoreline of Grand Traverse Bay."

Amend 8.06 - Paragraph 8.06 B - Line 4. The number "2" should be "20".

Amend 13.02 - Description and Purpose should be "13.01."

MOTION CARRIED

Ned VerHage requested we review and decide on Mr. Theodore D. Veliquette's request for a Special Exception on Property Tax # 05-06-015-002-00. Felix Casillas was given the assignment to contact the township attorney W. Derman as to the correct procedure.

NEW BUSINESS:

Len Harrett requested that we review a concern and the corrective action that he initiated on the two-family (duplex) Property Tax # _____ on US 31 owned by Mr. Theodore Veliquette must remain a duplex and NOT a multiple three (3) apartment complex. The decision by the Zoning Administrator is that the property was R-2 Residential - One family and two family zone before the Special Exception Permit for the Ancient Mariner Dry Docks - West. The property was never zoned R-3 Multiple Apartment and so stated to the owner and present realtor.

MOTION: A motion was made by Dick Jobe, 2nd by Felix T. Casillas that this duplex property, Property Tax #_____ continue as its previous zoning R-2 Residential One Family and Two Family Zone, and that it be recorded.

The next meeting will be held on June 17, 1996 at 7:00 p.m. and the agenda will be Lot Splits and Private Roads.

MOTION: As there was no other business at this time, a motion was made by Dick Jobe, 2nd by Felix T. Casillas to adjourn.

MOTION CARRIED.

Meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Felix T. Casillas
Acting Secretary

2.12 C.

Many ~~streams~~ lands within the Township are connected to, adjoin or abut lakes, rivers and streams & wet lands. In the interest of **protecting the water quality, controling erosion and preserving the natural setting of the shoreline,** the following provisions shall be applicable:

A. (SAME)

B. (SAME)

C. A strip of natural vegetation shall be maintained **parallel ing to the shoreline or streambed, and traversing the property in question for a depth of twenty-five (25) feet beginning at the edge of surface loam soil or a contiguous root system, which ever occurs nearest to the shoreline.** Within such area, no more than thirty (30) percent of all living trees and shrubs may be removed by cutting them to grade level. The remaining trees and shrubberies may be trimmed and pruned for a view of the water from the property. No land alterations including the removal of tree stumps shall be allowed within **this** native protection strip, except as follows: