TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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July 11, 1995

The meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:00 PM on July 11, 1995 at the Elk Rapids Township Hall. All members of the Planning Commission were in attendance for this meeting. A quorum was established. Also in attendance was the Elk Rapids Township Board, Len Harrett, zoning administrator and ten persons in the audience.

Minutes of June 6, 1995 were approved with a motion made by John Boals, 2nd by Dick Jobe.MOTION CARRIED
Minutes of June 20, 1995 were approved as corrected with a motion made by Shen Smith, 2nd by Leonard Klein. Corrections: Clarification - Mr. Carstens "pledged" to connect his properties to the Elk Rapids Township sewer system.

MOTION CARRIED

Public Hearing. The hearing was opened to the public. Proposed rezoning of the herein listed R-2 properties to R-1:

Property Numbers	Property Owners
05-06-003-010-00	Totzke, C & L
05-06-003-011-00	Schwartz, Elmer
05-06-003-012-00	Heithecker, W & A
05-06-003-013-00	Matheson, P
05-06-003-014-00	Kaster, R & B
05-06-003-015-00	Simpson, F.
05-06-003-015-10	Novak, T & C
05-06-003-016-00	Adcock, W & S
05-06-003-019-00	Jones, L & D
05-06-010-001-00	Olson, D
05-06-010-003-00	Wright, M.
05-06-250-025-00	Yuchasz, J
05-06-250-025-10	Bowe, M
05-06-250-026-00	Roberts, S
05-06-250-026-10	Beer, L & M
05-06-250-026-20	McLeish, H
05-06-250-026-30	Rohloff, C & S
05-06-250-027-00	Yuchasz, J
05-06-250-027-10	Rohloff, C & S
05-06-250-028-00	Yuchasz, J
05-06-250-029-00	Rohloff, C & S
05-06-250-029-10	Ross, D & J Lechner
05-06-250-029-20	Ross, D
05-06-250-029-30	Naylor, S & P
05-06-250-030-00	Brown, S
05-06-250-031-00	Potocki, J & K
05-06-250-032-00	Naylor, S & P
05-06-250-032-10	Naylor, S & P
05-06-250-033-00	Brown, S
05-06-250-034-00	Reference

05-06-250-034-10	Naylor, S
05-06-250-035-00	Walter, F
05-06-250-036-00	Sawyer, P & H
05-06-250-036-10	Hatch, S & A
05-06-250-037-00	Carstens, J & M
05-06-250-038-00	Lundy, D & M
05-06-250-038-10	Dunkel, J & L
05-06-250-038-15	Hart, J & E
05-06-250-038-20	Lundy, D & M
05-06-250-038-25	Ondercin, K & N
05-06-250-039-00	Klausmeier, H & C
05-06-250-040-00	Wright, J & A
05-06-250-041-00	Hatch, A
05-06-250-042-00	Lundy, J

Three letters were read into the minutes requesting approval of the proposed rezoning. Shen Smith reported that she had personally spoke on the telephone to 55 of the parties within 300' of the project or property owners themselves all indicated that they were in favor of the rezoning if it will decrease density and improve the quality of life in this area. The public hearing was closed. A motion was made by Shen Smith, 2nd by Leonard Klein to approve the proposed rezoning request. MOTION CARRIED

The rezoning proposal shall be prepared and sent to the County Planning Commission for their approval as soon as possible.

Ted Veliquette, Jr. Mr. Velliquette requested permission to renew his building permit for a tool shop on the property known as "Ancient Mariner East". The proposed tool shed was previously approved by the Planning Commission for construction, but the permit has expired. Mr. Velliquette indicated that he may propose to split this portion of the "Ancient Mariner East" project off from the parent parcel. Dick Jobe requested that Mr. Veliquette present a new site plan for any proposed split and apply for site plan review for this new parcel. Mr. Jobe also asked Mr. Veliquette when the Planning Commission will be receiving a new "1995" site plan for the Ancient Mariner East project as building on the parcel has not been in accordance with the original site plan as approved. There will be no additional modifications to the original site plan by this commission until a new site plan has been received. The project is currently not in conformance with the site plan and Mr. Ted Veliquette, Sr. has been cited for violation.

A motion was made by Felix Casillas, 2nd by John Boals to extend the building permit for Ted Veliquette, Jr. to construct a 48'x80' tool shed/shop as previous approved by this commission. MOTION CARRIED

This planning commission fully expects a new site plan to be presented on the entire project in the very near future.

Master Plan Leonard Klein presented a base map of the township. August 15th was selected for a date for the commission to meet with Don Hamilton. Dick Jobe and Felix Casillas shall be in contact with Mr. Hamilton regarding the meeting.

Public Hearings. August 1st shall be the date for another Non-conforming "B" upgrade hearing. Shen Smith indicated that she has several additional non-conforming hearings currently pending data and they may need to be scheduled for the meeting of 8/15 also.

Pending Ordinances. Felix Casillas reported that Don Hamilton has been sent a list of the ordinance modifications this commission is currently working on. The report includes the questions raised by John Shockley, ZBA. Shen Smith passed out a proposed Lot Split, Open Space, and Private Road suggested ordinance for review at the meeting on 8/1. Also a package regarding the agricultural zone was passed out. Shen Smith indicated that she had circulated this package to the farmers in the township, and that none of them are interested in "cluster" zoning to help preserve farm lands. Felix Casillas stated that he will obtain a copy of the proposed ordinance from the recent seminar at the Grand Traverse Resort regarding this same

subject. Felix indicated that this ordinance has quite a bit of merit and should be reviewed regarding the conservation of agricultural lands. All sub committees are requested to have suggested layouts regarding work on their committees for the 8/1 meeting.

As there was no further business at this time, a motion was made by Shen Smith, 2nd by Leonard Klein to adjourn. MOTION CARRIED

Meeting was adjourned at 8:57 PM.

Respectfully submitted,

Shen Smith