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

March 1, 2005

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Renee Mischel on Tuesday, March 1, 2005, at 6:30 PM, at the Government Center, 315 Street, Elk Rapids, MI. Present: Emile Sabty, Shen Smith, Don Glowicki, Jr. Jim Lundy, Wm. Larson, and Renee Mischel. Absent: Tom Dame. A quorum was established. Also Present: Len Harrett, Lukas Hill, Carolyn Shah, Ron Shoal, Chris DeGoog, Tom Wiltse & Sandy Rennie.

Minutes of January 2005 Meeting: A motion was made by Emile Sabty, 2nd by Jim Lundy to approve as published. **MOTION CARRIED**: Y-6. N-0

Seasonal/Temporary Agricultural Signage: Sandy Rennie addressed the Planning Commission regarding zoning ordinance Section 3:02 – "B" and temporary farm market signage along US-31. He indicated Section 3:02 addresses farm market signage on farm market property but doesn't address the seasonal agricultural products producted locally which needs signage off premises at certain times of the year. Chairman Mischel indicated that the Planning Commission will review this section as we are currently working on text amendments to the ordinance.

Milton Township Master Plan: Len Harrett presented a copy of the Milton Master Plan maps, land use and soils maps for our review. A response is needed to Milton, thus Chairman Mischel appointed Jim Lundy, Emile Sabty & Len Harrett to work with Lukas Hill to draft a response for review with the next meeting.

R-2 Site Condo Preliminary Review: Ron Shoal, Shoal Construction, Inc. presented a premliminary site plan for review for a six acre residential site condominium project they may are proposing to subdivide at 10984 S. Elk Lake Road, Williamsburg, Mi. The project is for 6-lots residential site condominium as a permitted use under the requirements of Chapter 8 "R-2" – Residential – One Family and Two Family Zone of the Township Ordinance. The lots would each contain either a single-family or a two family dwelling unit as permitted by the ordinance. Try Molby from Gordie Frasier was available to answer any questions from the Planning Commission. After review and discussion, it was determined that Lots 2, 5 and 6 did not meet the requirements of the ordinance regarding width from front to back on the lot under the standards set forth in Chapter 8. As a suggestion, it was indicated that a rezoning of the R-2 to R-1 would reduce the building width requirement from 150 / 30,000 sf to 100 / 20,000 sf for platted lots. Property owner indicated he would have the plan reworked for another preliminary presentation with the March meeting.

Accessory Buildings & Lot Coverage: Regarding Definition – we will just use the 1t sentence. Section B looks to be okay, Section C – add the word accessory before the word detached. Section D- Deleted everything after the first sentence. Sections E & C need to be conbined into one Section. Section F is okay. Section G add one or less acres to this section. Section H, I & J – Okay. Chairman Mischel tabled additional work on the project until corrections can be made

As there was no other business at this time, a motion was made by Jim Lundy, 2nd by Don Glowicki, Jr. to adjourn. **MOTION CARRIED**: Y-6, N-0.

Meeting was adjourned at 8:30 PM.

Respectfully submitted,

Shen Smith
Secretary