TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
P.O. Box 175
Elk Rapids, Michigan 49629
(616) 264-5855

October 17, 1995

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:00 PM on October 17, 1995. Present: Leonard Klein, Dorance Amos, Shen Smith, Ned VerHage, John Ferrari & Felix Casillas. Absent: Dick Jobe. A quorum was established. Also present: Bill White, Don Hamilton, Len Harrett, John Altonen & Jason Altonen.

Minutes of 9/19/95 Meeting. A motion was made by Leonard Klein, 2nd by Dorance Amos to approve as printed. MOTION CARRIED

Secretary's Report. Two letters were received from the Antrim Co Planning Commission regarding approval of rezoning action on "R2-R1 Kewadin" and "Afholder Resort". Letters were given to Township Board for final action. A signed updated site plan was received from Ancient Mariner Drydocks - East which also includes Mobile Mariner Drydocks project as requested from meeting of 9/19/95. Telephone conversation with John Shockley, ZBA regarding attendance at PC meeting on 10/17/95. Copies of material for review were sent to Mr. Shockley.

Proposed Rezone Altonen Property on US-31. Mr. Altonen and his son addressed the planning commission regarding their plan to request rezoning of their 1,600 feet of US-31 frontage from R-2 to Commercial. Discussion included plans for PC to propose extension of Townline Road to the west of US-31, and extension of Munro Road north to US-31. Don Hamilton indicated that the Mixed Use zone that he is proposing for US-31 would cover Commercial uses on US-31.

ZBA Public Hearing Boat Storage. Following a ZBA public hearing this date, A motion was made by Felix Casillas, 2nd by Leonard Klein to amend the zoning ordinance to delete Section 7.04 - Boat Storage.
MOTION CARRIED

Secretary will place the amendment on the schedule for a public hearing.

Mobile Mariner Drydocks. Was untabled for additional PC review. A letter received from Mr. Ted Veliquette, Jr. requesting an amendment to the zoning ordinance regarding "M" zone to allow boat repair and maintenance to be an allowed use in this zone was reviewed. After review of the ordinance "M" wording it was determined that currently all uses in the "M" zone are by Special Use Permit. Mr. Veliquette will be advised to submit an application for Special Use for his proposed use for review by the PC. Additional review of this question was again tabled.

Ancient Mariner Drydocks - East. Was untabled for discussion. Review of other areas of township where residence within business is currently taking place - Craig Brown property on US-31 (R-2 zoned but has a special use permit for light manufacturing business). Question regarding definitions of "night watchman" and "quarters for night watchman" are needed for ordinance. Problems regarding possible approval of AMD-E request resulted in the following PC concerns: 1. As project is a condo project there is nothing to stop owners from selling apartment in the future as an established home site (reference: AMD-W, 2. No provision to restrict rental of apartment in the future. 3. There is space on the property currently which can be rezoned to provide a conforming home site. Felix Casillas will contact Twp Attorney for definition and drafting of a motion regarding Ancient Mariner Drydocks - East for PC review. Further discussion was tabled.

Regular Planning Commission Meeting. A motion was made by Shen Smith, 2nd by Leonard Klein to change the regular meeting date from the 3rd Tuesday of the Month to the 1st Monday of the Month

. MOTION CARRIED

The next regular meeting of the PC will be on 11/6/95.

Master Plan. Don Hamilton distributed new maps for final review. Master Plan should be ready for public hearing by the end of November. Discussion regarding "work in progress" by Don Hamilton regarding Agricultural and Non-Conforming Use zones. Consensus of PC was that they do not concur with the direction this project is taking. Don Hamilton will make modifications. Don was instructed to proceed with modifications for the Commercial Zone.

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

Meeting was adjourned at 9:07 PM.

Respectfully submitted,

Shen B. Smith