Elk Rapids Township Planning Commission
Antrim County, Michigan
Shen B. Smith, Secretary
PO Box 175, Elk Rapids, Michigan 49629
(616) 264-9515 Fax (616) 264-6667

January 7, 1997

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by chairman, Ned VerHage at 7:00 PM, on Tuesday, January 7, 1997. Present: Ned VerHage, Shen Smith, Felix Casillas, John Ferrari and Dorance Amos. Absent: Dick Jobe. Also present: Mr. & Mrs. Martin, Len Harrett and Bill White.

At the request of the Township Board, a lot split site plan was reviewed by the Planning Commission. Parcel proposed to be split belongs to Don Westveld known as Parcel 3-A of the Stepke Subdivision. The Martin's are proposing to purchase the lot to be split off and construct a new building on the parcel following a Site Plan Review Hearing. The Planning Commission reviewed the preliminary drawings regarding the lot split and the proposed construction if the lot split is approved.

Review of Lot Split Plan does not indicate any problems which would preclude the lot from being split. New lot lines are of sufficient distance from existing building to not cause a problem. Junk cars on the lot will be removed. Curb cuts are currently in place, but a questions was asked as to the extent of the blacktop. Has the blacktop been installed according to the requests of the Zoning Administrator. This question will be checked out. New lot would comprise 30,000 square feet which is of sufficient size for the requirements of the ordinance. A motion was made by Dorance Amos, 2nd by Felix Casillas to recommend to the Township Board to allow the lot split for this parcel of property. A survey will be required for the Township Board showing the placement of existing buildings and the exact new lot lines. Drawings will be required to be sealed.

MOTION CARRIED.

Review of Preliminary Site Plan for proposed new construction was undertaken. Proposed use of the new buildings will be for storage of construction business equipment. Any outside storage would be shielded from the public within an enclosed fence. The Martin's will make official application for a Site Plan Review Hearing following approval of the lot split by the Township Board.

MASTER PLAN. Rewriting of two paragraphs on page 10 was proposed a motion was made by Felix Casillas, 2nd by Dorance Amos to replace these two paragraphs. After final review of the Master Plan a motion was made by Dorance Amos, 2nd by John Ferrari to approve the plan with the minor corrections for public hearing. MOTION CARRIED. Public Hearing will be scheduled for sometime in February 1997.

VELIQUETTE REQUEST. A motion was mad by Dorance Amos, 2nd by Felix Casillas to untable action on the Velliquette request. MOTION CARRIED. A motion was made by John Ferrari, 2nd by Dorance Amos to not include any form of residential dwellings in the Manufacturing Zone. MOTION CARRIED. Review of Mr. Veliquette's original proposal shall be placed on the agenda with a final decision to be reached at the next meeting of the Planning Commission.

Sexually Oriented Business Ordinance. John Ferrari will provide information for the next meeting.

Spring Work Schedule. April will begin work on ordinance amendments regarding the creation of the US-31 Corridor Zone and the Shoreline Protection Zone.

Alternates For ZBA Amendment to ordinance was approved for public hearing by a motion made by Shen Smith, 2nd by Felix Casillas. Amendment will be typed up and presented for review prior to the scheduled hearing. The hearing will take place at the same time as the Master Plan Hearing.

Motion to adjourn was made by Ned VerHage, 2nd by Shen Smith at 9:00 PM. MOTION CARRIED.

Respectfully submitted,

Shen B. Smith, Secretary