Township of Elk Rapids
Antrim County, Michigan

Minutes of a special meeting of the Elk Rapids Township Zoning Board held at the Elk Rapids Township Hall, Elk Rapids, Mich., April 23, 1987.

The meeting was called to order by Chairperson Richard Gribi at 7:32 p.m. Members present were Richard Gribi, Dianna Forster, Sam Serrell and Ralph Martineau. Also present were Ronald Grammer (Township Supervisor and Zoning Administrator) and Robert Brugger (Township Board). The signatures of others present are attached to this report.

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Secretary Dianna Forster read the minutes of the Apr. 2,1987 meeting. Sam Serrell made the motion that the minutes be approved as read. Richard Gribi seconded the motion. The motion passed.

Chairman Gribi asked if there were any old business. A public hearing was held to consider the application of Richard and Shen Smith. They are asking for a special exception by the planning commission for operation of their kennels as one of the contemplated special exceptions listed in Chapter VI - "A" - Agricultural Zone, Section 6.01 - Permitted Uses on page 10 in the Elk Rapids Zoning Ordinance. Secretary Forster read two letters opposed to granting a special exception although one did not object to the kennel if something could be done to muffle the noise. Secretary Forster read two letters in favor of granting a special exception. The secretary also read a petition of 13 neighbors within one mile

of the kennels who requested the granting of the special exception. Richard Smith then decribed the planned changes they wished to make. Several questions were asked about the proposed changes. It was agreed that at times there was much barking from the dogs. The only objection mentioned was the noise problem. Richard Smith reported that the building changes would certainly ease the noise problem. It was mentioned that this is a resort area basi basicly. It was pointed out that the kennels receive much business from the Grand Traverse Resort, and that the Smiths had previously done what they could to cut down on the noise, and that there were other dogs in the neighborhood that contributed to the problem. One property owner said he wanted the Smiths to have a chance to alleviate the problem. Sam Serrell made a motion to have the Smiths bring a more detailed plan of how they wish to develop the kennels as time goes by. Ralph Martineau seconded the motion. The motion passed. Dianna Forster made a motion to postpone an answer to the Smith's request for special exception status until the June meeting. IT WAS SECONDED BY RALPH MARTINEAU. Sam Serrell made the motion that the Township attorney be asked for an opinion as to whether the Elk Rapids Zoning Board can put restrictions and/or time limitations on the Special Exception Section in "A" - Agriculture Zone, with regard to the Smith's situation. IT WAS SECONDED BY RALPH MARTINEAU. BOTH MOTIONS PASSED.

Chairman Gribi asked if there was any other old business. Secretary Forster showed a drawing of three lots owned by Louis and Sharon Tulpa. A public hearing was held to consider rezoning from "E" - Environmental to "R1" - Residential - one family the Tulpa property. There were no objections. Dianna Forster made a motion to grant

the rezoning request. Sam Serrell seconded the motion. The motion passed.

Chairman Gribi asked if there was any new business. He then read a letter requesting one person from our zoning board attend the Antrim County Planning Commission meeting on April 27, 1987. It was agreed that Sam Serrell would go.

Other new business included Secretary Forster reading a letter of support for the Guntzviller animal park. There was a general discussion of the status of the Guntzviller animals and Ron Grammer reported that there is a complaint before the Elk Rapids Township Board and they have sought the Township's attorney for his legal opinion as to whether the animal park is in violation of the zoning act. The Elk Rapids Township Board will review the findings.

Secretary Forster repoted that John Boals has requested a rezoning of his property from "E" - Environmental to "R1" - Resedential - one family. Ralph Martineau made a motion to consider rezoning from "E" to "R1" the following property: Parcel D, The North 345 feet of Government Lot 1, Section 16, Town 29, North Range 9 West, lying easterly of the County Road known as Bayshore Road and westerly of Highway U.S. 31. Richard Gribi seconded the motion. The motion passed. A public hearing will be held at the June quarterly meeting for the purpose of considering this rezoning.

Dianna Forster made a motion to adjourn and the meeting was adjourned at 8:55 p.m.

Respectfully,

Dianna Forster

Dianna Forster, Secretary