TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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August 6, 1996

The Regular Meeting of the Elk Rapids Township Planning Commission was called to order by the chairman, Ned VerHage at 7:00 P.M. on Tuesday, August 6, 1996, at the Elk Rapids Township Hall, Elk Rapids, Mi. Present: Dorance Amos, Shen Smith, Ned VerHage, Dick Jobe, Felix Casillas, John Ferrari and Brian Martineau. A quorum was present.

Public Hearing - Mr. & Mrs Donald Fedrigon, Sr. Proposed upgrade from Non-conforming "B" to "A" for property located at 8147 Cairn Highway, Elk Rapids, Mi. Property tax number 05-06-015-010-00. Currently build structures are within the Ordinance required 50' lake front setback. Owners wish to make additions to the garage and side of residence. No public comment was received. No correspondence was received. The public hearing was closed. A motion was made by Dick Jobe, 2nd by Shen Smith to approve the upgrade to Class "A" Non-Conforming. MOTION CARRIED. It was brought to the attention of the Planning Commission that the property owners might be planning to add a deck to the lake side of the residence. The residence is setback less than the required 50' therefore any additions to the lake side of the residence will need a variance to the ordinance.

Site Plan Modification - Michigan Lake Products. Mr. Jack McAvoy addressed the Planning Commission requesting a modification to his existing site plan. Discussion regarding the MDOT ROW in relation to the current placement of display items on the Michigan Lake Products property. Mr. McAvoy is required to relocate any items currently placed in the ROW. After discussion to the number of items and the type of items, a motion was made by Shen Smith, 2nd by Dorance Amos to approve up to 75 lineal feet of display fence (not over 66' in height) paralleling the driveway not more than 6' from the edge of the gravel, and not more than seven (7) display items (which includes no more than two (2) snowmobiles) on the grass between the US-31 MDOT ROW and the driveway. MOTION CARRIED.

Felix Casillas reported that Don Hamilton would like to make a presentation to the Planning Commission. Felix will coordinate with the Village Planning Commission for a date and time for the presentation.

Ordinance. Discussion regarding forming an ad hoc committee to review and rewrite Section 4 - Non-Conforming to clarify the intent of this section in reference to "Lots". Ned VerHage appointed Dick Jobe, Felix Casillas and John Ferrari to work on this project.

Ancient Mariner Drydocks East. A motion was made by Dorance Amos, 2nd by Dick Jobe to untable the proposal regarding Ancient Mariner Drydocks East. MOTION CARRIED.
Planning Commission reviewed the recommendations and input of Township attorneys. A motion was made by Shen Smith, 2nd by Felix Casillas to retable any action on this proposal until additional questions and answers can be obtained from the Township attorneys. MOTION CARRIED. Shen Smith was asked to contact attorneys for information needed.

Proposed Amendments to Zoning Ordinance. New material was received from Township attorneys regarding proposed amendments. A motion was made by Shen Smith, 2nd by Felix Casillas to incorporate a definition of "structure" and new verbiage for the front, rear and side yard. MOTION CARRIED. After additions are made to the amendments each member of the Planning Commission will have a chance to review the changes. Len Harrett, Ned VerHage and John Ferrari were authorized to approve the final copy for public hearing. Public hearing will be

scheduled for 7:00 PM on September 5, 1996.

Garrow Non-conforming Upgrade Proposal. The public hearing for this project will be scheduled for 6:30 PM on August 27, 1996.

As there was no further business at this time, a motion was made by Dick Jobe, 2nd by Brian Martineau to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:20 PM.

Respectfully submitted,

Shen B. Smith