Elk Rapids Township Planning Commission
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June 7, 2007

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Emile Sabty, on Thursday, June 7, 2007, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present: Emile Sabty, Shen Smith, William Larson, Brian Altonen, Jim Lundy, Renee Mischel Absent: Don Glowicki, Jr. A quorum was established. Also Present: Len Harrett, Larry Nix, Patrick Brady, Mary Cooper, Jane White & Ron Shoal.

Minutes – April & May Meetings: The minutes from the May meeting were corrected to add the following correction to Page 5 – Public Comments – sentence which corrected will reads: "Brian Altonen, also a property owner along US-31 indicated he felt the deeper setbacks were ***good, but*** he was not in favor of amendments that would deprive his neighbors of the use of less land than his property would be deprived". A motion was made by Jim Lundy, 2nd by Wm. Larson to approve the April minutes and the May minutes as corrected. **MOTION CARRIED: Y-6, N-0**.

Public Forum: No input from the public was received.

UNFINISHED BUSINESS:

PROPOSED AMENDMENT # 2007 – 03 (4-3-2007): A motion was made by Shen Smith, 2nd by Wm Larson to un-table further discussion on Proposed Amendment # 2007 – 03. **MOTION CARRIED: Y-6, N-0**.

As published - Amendments to Elk Rapids Township Zoning Ordinance adding new sections as described below:

Part 1. Amend Chapter 2, GENERAL PROVISIONS, adding new Section 2.20 to read as follows:

Section 2.20 - STANDARDS FOR PROPERTY ADJACENT TO US-31

This section applies to property adjacent US-31 from the Village of Elk Rapids southward to the Township line.

A. The Planning Commission will encourage use of Open Space Preservation techniques (as permitted under PA 110 of 2006) and a mix of uses as a development pattern adjacent this roadway corridor.

B. No building or structure shall be erected within 150 feet of the centerline of US-31, except that a lawfully existing single family home shall be permitted to construct an addition that does not increase any non-conformity with this setback requirement.

C. ~~*No off-street parking shall be provided within 150 feet of the centerline of US-31. Driveways, driveway connections, and frontage roads may be allowed within 150 feet of the centerline of US-31 as determined by the Planning Commission through the Site Plan Review process when required by Chapter 17 of this Ordinance*~~. *ABOVE PARAGRAPH DELETED AND REPLACED WITH THE FOLLOWING TEXT:*

"No off-street parking shall be provided within 150' of the right-of-way centerline of US-31. Driveways, driveway connections, and frontage roads may be allowed within 150' of the right-of-way centerline of US-31 as determined by the Planning Commission through the Site Plan Review process when required by Chapter 17 of this Ordinance. Upon review and approval by the Planning Commission, used permitted in the Agricultural Zone may locate gravel parking areas within the required setback for used that would be used on a seasonal basis."

D. The view of any solid waste containers, mechanical equipment, lighting fixtures or similar accessory structures or uses shall be effectively screened from view from US-31.

Part 2. **Amend to add new Sections 6.04, 7.05, 8.07, 9.03, 10.06, 11.06 & 12.05 each titled GENERAL PROVISIONS and showing the same text as appearing below under Section 6.04.**

Section 6.04 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.

Part 3. **Amend to add new Sections 2.20, 6.04, 7.05, 8.07, 9.03, 10.06, 11.06, & 12.05 as titled to the TABLE OF CONTENTS.**

Part 4. **Amend Chapter 12, Section 12.04 – PERMITTED USES BY SPECIAL USE PERMIT, to add**

Septage Waste Storage or Treatment Facility - Only a closed septage waste storage tank or treatment facility regulated under Public Act 381 of 2004, as amended may be permitted upon approval of a special exception by the Planning Commission pursuant to Section 19.07.

A motion was made by Shen Smith, 2nd by Wm Larson to approve the amended text for Section 2:20 C as inserted above. **MOTION CARRIED: Y-4, N-2**. After further discussion on Amendment # 2007-3, a motion was made by Shen Smith, 2nd by Emile Sabty, to approve Proposed Amendment #2007 – 03 as amended. **MOTION CARRIED: Y-4, N-2**.

ELK RAPIDS / WILLIAMSBURG POSTAL AREA: In 1999, the Planning Commission was looking into the feasibility of annexing all of the properties located between the Antrim Count Line and the Village of Elk Rapids from the Williamsburg postal area into the Elk Rapids postal area. At the time, it was felt this made this possible annex was a good idea. Shen Smith indicated the letter received from the US Postmaster indicated that a request for an "information packet" must be requested from the Grand Rapids District Post Office by the Elk Rapids Township Planning Commission. After discussion, a consensus of the PC was to allow Shen Smith to write the Grand Rapids District Post Office and request their information packet.

STANDARDS FOR ELK LAKE ROAD: Discussion regarding Whitewater Township, bike trails & rotary club, setbacks & maple trees was undertaken. A motion was made by Renee Mischel, 2nd by Shen Smith to authorize Larry Nix to draw up a tentative plan for Elk Lake Road as a scenic highway, with setbacks, based on the voluntary replanting of the maple tree line, and to include no bike path along the right-of-ways. **MOTION CARRIED: Y-6, N-0**.

FUTURE AGENDA ITEMS: Renee Mischel asked that the Site Plan Standards (Chapter 17) be combined with "Lighting – Site Plan Requirement", moved higher up on our future agenda program. Shen Smith reminded the PC that a letter of recommendation from the Antrim County Planning Commission in reference to our recent Master Plan indicated that we should consider taking steps to improve "night sky". Night sky improvements would be addressed under our site plan / lightening standards.

MTA Workshops: Emile Sabty passed out information for "Summer Evening Zoning Workshop" with five dates the workshop would be presented in July. All PC members interested in attending one of these workshops, contact Emile.

ZONING ORDINANCE COVER: Emile Sabty presented several photos in consideration for the cover of the Zoning Ordinance, the Planning Commission indicated Emile was to select the photo of his choice for the cover.

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

Meeting was adjourned at 8:25 pm.

Respectfully submitted,
Shen Smith
Secretary