Elk Rapids Township Planning Commission

Elk Rapids Township – Antrim County, Michigan
Shen Smith, Secretary
PO Box 175, Elk Rapids, Michigan 49629
July 21, 1999

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order at 7:00 PM on July 21, 1999 by the chairman Ned VerHage. Present: Tom Dame, Ned VerHage, Shen Smith, Harry Potter & Renee Mischel. Absent: Dorance Amos & Don Glowick, Jr. A quorum was established. Also in attendance for the Township was Len Harrett and Larry Sullivan. 15 Guests were in attendance.

Public Hearing - Site Plan Review - Wandawood Resort. The public hearing was opened to the public. The purpose of the public hearing is to perform Site Plan Review on Wandawood Resort, 7779 Cairn Highway, Elk Rapids, Michigan 49629. The property is owned by Carolyn Shah and site plan review is for the resort property between the to be re-aligned Cairn Highway and Elk Lake shoreline. The property is currently zoned R-1 with a Non-Conforming Use Upgrade from Class "B" to Class "A".

Carolyn Shah presented her site plan for review showing the moving of three cottages (Cherio, Postscript & Orchard Side), the demolition of one cottage (Hidaway), the proposal of two new cottage footprints and the creation of a storage 384 sf storage building. No letters from the public were received. Several members of the audience spoke in favor of the site plan, several members indicated concerns regarding possible auto headlights shining in windows of neighbors. As there was no additional public input, a motion was made by Harry Potter, 2nd by Tom Dame to close the public hearing. MOTION CARRIED.

Planning Commission members determined factors conditional upon approval of the site plan to be contained within the a final approval document. These factors (see attached page) will be given to Larry Sullivan to incorporate the appropriate wording. A consensus of the Planning Commission indicated that an approval of the Wandawood site plan would be given following review and approval of Mr. Sullivan's document.

Discussion of the wording for the public notice of this meeting indicated that both tax numbers (05-06-010-021-00 & 05-06-010-014-00) encompass approx. 31 acres which were part of the original Non-Conforming Use Upgrade from Class "B" to Class "A" for Wandawood Resort. A motion was made by Ned VerHage, 2nd by Harry Potter to re-notice the two property tax numbers and hold site plan review for the property located West of Cairn Highway owned by David Palmer and Carolyn Shah. MOTION CARRIED. The date selected for the completion of site plan review was August 11, 1999. A motion was made by Shen Smith, 2nd by Renee Mischel to table completion of site plan review for the Wandawood property located East of Cairn Highway and the Elk Lake shoreline. MOTION CARRIED.

Michigan Lake Products - Jack McAvoy. Douglas Strang, representing Michigan Lake Products requested a clarification from the Planning Commision regarding sketch plan for outside displays and a request to table further action on the plans until the September meeting. Ned VerHage indicated that Mr. McAvoy was asked to place his currently approved displays as determined by the ad hoc committee (Harry Potter & Don Glowicki, Jr.) on the original site plan which is in the possession of the Elk Rapids Township Zoning Administrator. A motion was made by Renee Mischel, 2nd by Tom Dame to table further actions on Michigan Lake Products until review of completed site plan with the September 7, 1999 meeting. MOTION CARRIED.

Zoning Board of Appeals - Daisy Pollister. Mrs. Pollister (chairman of the Township ZBA) addressed the Planning Commission indicating that some members of the ZBA feel the Planning Commission grants to many Non-Conforming Use/Structure/Lots upgrades and they would like to see one of the upgrades for Misico recinded. Ned VerHage asked if the Misico upgrades were the problem or were there other upgrades members of the ZBA were concerned about. Daisy indicated that she was only aware of the Misico upgrades being in question. Planning Commission members then discussed the need for affordable housing in the Township and what could be done about affordable housing. The concerns of the ZBA will be taken under advisement.

14129 Williams Road - Alex Misico. Following discussion of Mr. Misico's request for clarification of the minutes regarding this property upgrade, a motion was made by Harry Potter, 2nd by Tom Dame to amend the minutes of the June 8, 1999 meeting in reference to "part of Lot 39" to read: "That Parcel B will contain a minimum of 20,000 sf with the remaining additional footage being combined with Lot 37 and Lot 38 to create a larger and more conforming lot of approx. 100' x 200' ". MOTION CARRIED.

Site Condo Ordinance. Larry Sullivan will have site condo wording for an amendment ready for the August 3rd Regular Monthly Meeting.

Minutes of June Minutes. A motion was made by Tom Dame, 2nd by Renee Mischel to amend as herein indicated and approve the minutes. MOTION CARRIED.

As there was no further business at this time, a motion was made by Tom Dame, 2nd by Renee Mischel to adjourn. MOTION CARRIED.

Meeting was adjourned at 9:45 PM.

Respectfully submitted,

Shen Smith
Secretary

WANDAWOOD RESORT
ATTACHMENT OF PROPOSED CONDITIONS
TO BE DRAWN UP INTO A CONTRACT

7/21/99

1. Garage in right of way. With the ZBA denial of a variance request to allow the garage to remain in the right of way said garage will be moved or demolished.

2. Cottage known as "Hidaway" will be demolished with a 384 sf storage building erected on the property for storage.

3. Drain Field under road right of way. Need verification from Antrim County Health Department that the leaving of a drain field in the right of way will be allowed.

4. No future plans for expansion of Wandawood Resort except as drawn on the plan.

5. Screening - fencing or plantings will be installed to screen all dumpsters/trash receptacles.

6. Signage. Two lit or unlit signs will be allowed not to exceed the 50 sf total signage requirements.

7. Fencing. Concerns from neighbors regarding auto headlights shining in neighboring windows will be reviewed by the Zoning Administator following completion of the road realignment (or winter months). Fencing to shield neighbors will be installed if determined to be needed.

8. Security Lighting. Any security lighting on the property will be of "look-down" type.

9. Restoration of old Cairn Hwy road bed. A time table will be proposed for completion of restoration following relocation of Cairn Hwy. Voids on the North and South will need to be filled with any combination of fences, berms or trees to fill the voids. Mrs. Shah will be required to seek completion of the void created on the Boger property. A sketch plan of the restoration will be required with the 8/11/99 Planning Commission meeting.

10. Moving of existing three cottages (Cherio, Postscript & Orchard Side), construction of proposed two cottage footprints and 384 sf storage building. All construction must be up to code of the Antrim County Building Department. Two proposed cottage footprints will be limited to a minimum of 960 sf and a maximum of 2200 sf and contain no more than single or duplex occupancy. No additional expansion of Wandawood resort other than proposed on the site plan will be allowed.

11. Wandawood Resort has received prior a non-conforming use upgrade from Class "B" to Class "A" for the USE. Future modification to existing structures located on the final site plan will be considered through site plan review modifications.