Township of Elk Rapids
Antrim County, Michigan

Minutes of the quarterly meeting of the Elk Rapids Township Zoning Board held at the Elk Rapids Township Hall, Elk Rapids, Michigan, Thursday, June 25, 1987.

The meeting was called to order by Chairperson Richard Gribi at 7:30 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 Versil White (Township Board). The signatures of others present are attached to this report.

Secretary Dianna Forster read the minutes of the April 23, 1987 special meeting. Sam Serrell made the motion that the minutes be approved as read. It was seconded by Ralph Martineau. The motion passed.

Chairman Gribi asked if there were any old business. Secreatary Forster read a letter from John Drury of the law firm of Christian and Beeman which stated, in essence, that the Elk Rapids Township Zoning Board could place restrictions and time limitations on the Special Exception Section in "A" - Agriculture Zone, with regard to the Richard and Shen Smith Property also known as the Bokhara Kennels. Richard Smith then presented his detailed revised plan to the Zoning Board. In answer to the question as to how many dogs and cats did the Smiths presently board, Richard Smith replied that at peak times such as Thanksgiving, Christmas, Easter, summer vacation and other holidays there have been up to 200 pets. He also sai that they, the Smiths, presently have 16 pets. A motion was made by Dianna Forster that the Smiths be granted a Class A designation as cited on p. 8 of the Elk Rapids Township Zoning Ordinance. Sam Serrell seconded the motion. The motion passed. A motion was made by Dianna Forster that Special Exception status as cited in Chapter VI - Section 6.01 - L be granted to the Smiths for two years during which TIME they may make the improvements presented this evening in the Smith revised plan. The motion was seconded by Ralph Martineau. In further discussion it was pointed out that the improvements would include putting a roof over the dog runs and adding an addition structurally for the purpose of added space for dog grooming for one thing. Richard Smith stated that it was not their intention to increase the volume of their business and that this would remain the same. The motion passed.

A public hearing was held for the purpose of considering rezoning the John Boals property (legally defined in the minutes of the Apr. 23, 1987 meeting) from "E" - Environmental to "R1" - Residential - one family. After a short discussion Sam Serrell made the motion to rezone from "E"- Environmental to "R1" - Residential - one family. Dianna Forster seconded the motion. The motion passed

Ralph Martineau made the motion to re-examine the need for rezoning property from "E" - Environmental to "R1" - Residential - one family when the need arises. Richard Gribi seconded the motion. The motion passed.

Chairman Gribi asked if there ~~was~~ WERE any new business. Secretary Forster read a letter from Phil Butler requesting the Zoning Board to consider the rezoning of Lot #48 of the plat of Sunset Shores Subdivision in the County of Antrim and the township of Elk Rapids from "R2" - Residential- one family and two family to "R1" - Residential - one family. Secretary Forster reported that she had had two phone CALLS expressing concern about this proposal and she read two letters from Richard and Joan Townsend and Mr. and Mrs. Edward J. Sheahan, respectively. Both letters were opposed TO any action of subdividing lot #48, and they alluded to the sub-divsion restrictions as well as the sales brochure which talked of large lots, etc. Mr. Butler then presented his plan to the Elk Rapids Township Board. He intends to divide said property into two lots and build his house on one and sell the other. Mr. Butler pointed out that the divided lots (2) each would have greater square footage than the other lots in the subdivision. The question of the Michigan 1967 Plat Act was raised regardine the legality of dividing a platted lot. Sam Serrell made the motion to table the consideration of Mr. Butler's proposal until the next meeting and to seek legal counsel in the meantime. Ralph Martineau seconded the motion. The motion passed.

Further new business consisted of Secretary Forster reading an application for rezoning from Marvin, Guntzviller, Mary Guntzviller Voss Guntzviller and Patricia Guntzviller. This letter was prepared by Attorney Joseph C. Fisher. The Guntzvillers want a change in zoning from "R2" - one family and two family to "A" - Agricultural the following property: Township of Elk Rapids, County of Antrim, and State of Michigan. The East half of Government Lot 1, except the South 2 rods thereof, and except that parcel zoned "C" - Commercial as described in the following sentence. Petitioners request clarification of the presently zoned "C" - Commercial property to include the following: Beginning at the N $\frac{1}{4}$ Corner of Section 32, T29N, R9W, Elk Rapids Township, Antrim County, Michigan; thence S 02° 52' 54" W 450.34 feet along the N-S $\frac{1}{4}$ line of said Section 32 and the center line of U.S. 31 Highway; thence N 86° 23' 46" W 290.56 feet; thence N 02 52' 34" E 439.76 feet; thence S 88 29' E 290.66 feet along the north line of said Section 32 to the Point of Beginning, being a part of the E $\frac{1}{2}$ of Government Lot 1, Section 32, T29N, R9W, containing 2.97 acres of land more or less. Secretary Forster read a note by Mary Peters expressing opposition to the zoning change. Forster stated this was the only opposing communication that she had received. Various individuals in the audience spoke in favor of the proposed zoning change. Secretary Forster read Chapter VI - "A" - Agricultural, Section 9.01 - Permitted Uses, C. A motion by Sam Serrel was made to grant the Guntzvillers'

request. Ralph Martineau seconded the motion. The motion passed.

Sam Serrel made a motion to adjourn. The meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Dianna Forster

Dianna Forster, Secretary