Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen B. Smith, Secretary
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November 4, 1997
The November 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, November 4, 1997. Present: Tom Dame, Shen Smith, Renee Mischel, John Ferrari, Ned VerHage, Don Glowicki, Jr. and Dorance Amos. A quorum was established. Also present: Len Harrett and Jim Patterson.

Public Hearing Number One – Addition of A Private Road Ordinance to the Elk Rapids Township Zoning Ordinance. The hearing was opened and the proposed text was reviewed. One member of the public was in attendance to question the need for a private road ordinance. Further discussion indicated that the party in attendance was concerned because he plans to split his lot and only has 16 feet of property which would contain an access easements. Planning Commission was under the feeling this parcel would be a grandfather as the property owner did not create the problem therefore a variance could be applied for at the time the individual wishes to split the lot. As there was no other public input or comments, a motion was made by Shen Smith, 2nd by Ned VerHage to close the public hearing. MOTION CARRIED.

Discussion from Planning Commission members indicated the feeling that the private road ordinance was good for the township and would be conducive to orderly development. A motion was made by John Ferrari, 2nd by Dorance Amos to recommend approval the proposed private road ordinance and send it to the County for review. MOTION CARRIED.

Public Hearing Number Two – Amendment to the Elk Rapids Township Zoning Ordinance, Section 16 to increase the number of members seated on the Zoning Board of Appeals from five (5) to seven (7). The hearing was opened and the proposed text was reviewed. A motion was made by Shen Smith, 2nd by Dorance Amos to close the public hearing. MOTION CARRIED. As there was no discussion, a motion was made by Shen Smith, 2nd by John Ferrari to recommend approval of the proposed amendment to the ZBA section and send it to the County for review. MOTION CARRIED.

Minutes of the Last Meeting – 10/9/97. A motion was made by John Ferrari, 2nd by Renee Mischel to approve the minutes. MOTION CARRIED.

NPI Wireless Special Use Permit. Len Harrett reported that NPI Wireless has already installed their new equipment prior to the final conditions of the Planning Commission being met. Len will be in touch with NPI Wireless for some answers and to find out when all the information required will be submitted.

Splitting of Office Positions. Renee Mischel reported on findings regarding the securing of secretarial help for the Planning Commission. Discussion advanced into the need for a professional planner for Elk Rapids Township which could be shared with surrounding

townships and village. Don Glowicki will discuss a planner with the Township Board at the next meeting. Ned VerHage will find a copy of the Planning Commission budget for this year regarding the farming out of some of the projects currently on the agenda. The Planning Commission has added the office of vice chairman to the same pay scale as the chairman and secretary retroactive to March 1st.

1997-98 Officers. A motion was made by Dorance Amos, 2nd by Don Glowick to re-elect the current officers. MOTION CARRIED.

Priority List For Planning Commission. The following projects currently on the agenda have been set in an order for competition: 1. S.O.B., 2. Site Condo, 3. US 31 Corridor Zone, 4. Bir-Pines Undersized Lots and 5. Shoreline Protection Zone.

Bir-Pines Lots. Don Glowicki indicated that an inventory of these lots is needed to identify those lots which will come under special consideration or restrictions. Len Harrett indicated that nothing has been done on this committee since May or June.

Public Entertainment Ordinance. John Ferrari indicated that our Twp attorneys have recommended review and adoption of this ordinance for the township. A motion was made by John Ferrari, 2nd by Dorance Amos to send the ordinance to the Township Board for their review and adoption. YES (5), NO (2). MOTION CARRIED.

S.O.B. - The Milton Twp ordinance was reviewed. A motion was made by Shen Smith, 2nd by Don Glowicki that we revise the Milton ordinance with the times of operation being 10:00 AM-8:00 PM, and that no S.O.B. would be allowed to locate within the currently defined US 31 Corridor Zone in the approved E.R. Township Master Plan, nor be located within 750 feet from a residence or a church. MOTION CARRIED. Text changes will be made and ordinance will be placed on the docket for public hearing.

Agenda. A motion was made by Shen Smith, 2nd by Don Glowicki to table the remaining items on the agenda until the next regular meeting. MOTION CARRIED.

As there was no further business at this time, a motion was made by Don Glowicki, 2nd by Dorance Amos to adjourn. MOTION CARRIED. Meeting was adjourned at 10:10 PM.

Respectfully submitted,

Shen Smith
Secretary