ELK RAPIDS TOWNSHIP PLANNING COMMISSION
TOWNSHIP OF ELK RAPIDS - ANTRIM COUNTY, MICHIGAN
SHEN B. SMITH, SECRETARY
P.O. BOX 175 - ELK RAPIDS, MICHIGAN 49629
(616) 264-5855

5/7/90

THE MAY MEETING OF THE ELK RAPIDS PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M. ON MAY 7, 1990.

ROLL CALL: PRESENT BILL WHITE
BOB BRUGGER
BUD TOWNSEND
DEAN VELIQUETTE
SHEN SMITH

ABSENT DICK JOBE
TODD PARENT

ALSO PRESENT WERE: KEN SMITH, PAUL TEGEL, DEBBIE GEORGE, BOB BRAMLETT & RAY FRITZ

A QUORUM WAS ESTABLISHED

THE MINUTES OF THE 4/16/90 MEETING WERE REVIEWED. A MOTION WAS MADE BY BOB BRUGGER, SECONDED BY BILL WHITE, THAT THE FOLLOWING ADDITIONS AND CORRECTIONS BE RECORDED FOR THOSE MINUTES:

1. PARAGRAPH TO BE ADDED - "A SET OF REVISED SITE PLAN AND DRAWINGS WAS ACKNOWLEDGED AS BEING RECEIVED AS REQUESTED FROM RON & KATHLEEN BLAHA."

2. PAGE TWO - SECTION SEVEN, SUB-SECTION ONE - CORRECTED TO READ -

   "1. EVERGREEN PLANTINGS, AS PER ZONING ORDINANCE GREENBELT, BE PLANTED WITH A THREE (3) FOOT MINIMUM AT THE TIME OF PLANTING."

3. PAGE TWO - SECTION SEVEN, SUB-SECTION ONE - ITEM A, 2ND PARAGRAPH WILL BE CORRECTED TO READ -

   " GREEN PLANTING WILL START 155' BACK FROM THE US 31 HIGHWAY RIGHT OF WAY AND SURROUND ALL OUT SIDE STORAGE AS PER SUBMITTED REVISED DRAWINGS."

4. THE NAME GARY HARWOOD TO BE CORRECTED TO READ "PETER GARWOOD".

WITH NO FURTHER ADDITIONS OR CORRECTIONS, THE MOTION WAS CARRIED.

DISCUSSION ON THE MILTON TOWNSHIP SUB-DIVISION ORDINANCE RESULTED WITH A MOTION BEING MADE BY BOB BRUGGER, SECONDED BY SHEN SMITH, TO HAVE KEN SMITH CONTACT THE MTA FOR MORE SAMPLE ORDINANCES FOR OUR PERUSAL.

MOTION CARRIED

KEN SMITH READ A LETTER TO AND FROM THE JORGENSEN'S REGARDING POSSIBLE ZONING VIOLATIONS WITH THEIR NON-CONFORMING USE BUSINESS. CONSENSUS WAS THAT SINCE THE BUSINESS IS CURRENTLY NON-CONFORMING B (COMMERCIAL IN A RESIDENTIAL ZONE), NO ADDITIONS OR CHANGES MAY BE MADE TO A BUSINESS WITHOUT THE APPROVAL OF THE PLANNING COMMISSION UNLESS THAT BUSINESS HAS UPGRADED FROM A NON-CONFORMING B TO NON-CONFORMING A. KEN WAS INSTRUCTED TO DEAL WITH THE PROBLEMS PER THE ZONING ORDINANCE AND WITH THE TOWNSHIP BOARD.

A LETTER WAS READ FROM AN R-1 RESIDENT REQUESTING CLARIFICATION OF WEEKLY RENTALS OF HOMES IN THE R-1 ZONING. THE QUESTION WAS RAISED AS TO WHEN A HOME RENTAL BECOMES A COMMERCIAL OPERATION. THIS QUESTION WAS TO BE REFERED TO THE TOWNSHIP ATTORNEY BY THE ZONING ADMINISTRATOR FOR AN ANSWER.

MASTER PLAN

IT WAS DECIDED THAT A TIME SCHEDULE FOR EACH PORTION OF THE MASTER PLAN WILL BE DEVELOPED, WITH SOME SECTIONS OF THE PROJECT SUBDIVIDED TO OUTSIDE PEOPLE FOR HELP AND INPUT. KEN SMITH WAS ASKED TO CONTACT TED JOHNSON, A PLANNER FROM MIDLAND TO COME AND SPEAK TO THE COMMISSION IN THE NEAR FUTURE WITH THE POSSIBLE EMPLOYMENT OF MR. JOHNSON IF DEEMED NEEDED. THE COLLECTION OF MAPS AND REPORTS FROM THE DIFFERENT AGENCIES HAS ALREADY BEEN STARTED BY KEN SMITH FOR OUR FUTURE USE. KEN WILL BE IN CONTACT WITH THE DNR IN THE NEAR FUTURE AND WILL CONTACT ANTRIM CO FOR THOSE RESOURCES AVAILABLE AT THE COUNTY LEVEL.

DEBBIE GEORGE INVITED THE PLANNING COMMISSION TO ATTEND A CHAMBER OF COMMERCE OPEN HOUSE FOLLOWING THE SCHEDULED SITE INSPECTION ON 5/10/90. SHE STATED THAT THE CHAMBER WOULD BE VERY INTERESTED IN HELPING THE PLANNING COMMISSION WITH THE DEVELOPMENT OF THE MASTER PLAN.

BUD TOWNSEND SPOKE REGARDING ARRANGEMENT FOR THE 5/17/90 PUBLIC HEARING. HE ASKED BILL WHITE TO PROPOSE THE PURCHASE OF AN EASEL FOR THE TOWNSHIP HALL AT THE NEXT TOWNSHIP BOARD MEETING. THE LIMITING OF DISCUSSION WAS DISCUSSED, IT WAS DECIDED THAT NO LIMIT WILL BE PLACED ON DISCUSSION AT THE 5/17/90 PUBLIC HEARING. ALSO SUGGESTED WERE: NAMEPLATES, BETTER LIGHTING & SOUND SYSTEM.

AS THERE WAS NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 9:30 P.M.

RESPECTFULLY SUBMITTED,

Shen B. Smith

SHEN B. SMITH
SECRETARY