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Township of Elk Rapids
Antrim County, Michigan
Elk Rapids Township Planning Commission
Shen Smith, Secretary
PO Box 175, Elk Rapids, MI 49629 (616) 264-5855

April 7,1998

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman, Ned Verhage at 7:00pm on Tuesday, April 7, 1998, at the Elk Rapids Township Hall, Elk Rapids, MI. Present: Dorance Amos, John Ferrari, Renee Mischel, & Ned Verhage. Absent: Tom Dame, Don Glowicki & Shen Smith. A quorum was established. Also present: Len Harrett, Douglas & Nancy Greenwold, Carolyn Burch & Norb Rooke.

Open Public Meeting - The public meeting was opened. John Ferrari read aloud the public meeting notice, as printed in the Elk Rapids Town Meeting newspaper, for three requests for non conforming structure upgrades from B to A. Ned Verhage read aloud two letters that had been mailed to the township secretary. Alan L Guieve (14518 William Dr., Birch Lake, MI) wrote to oppose the upgrades. Caroline Klausmeier (Address unknown) wrote to support the upgrades. Len Harrett, Elk Rapids Township Zoning Administrator, submitted his reports on the three properties. The meeting was opened for public discussion. After comments were received the public meeting was closed.

1) Non Conforming Structure Upgrade, B to A, to permit building new larger house at 14554 E Williams Lake Rd. Ned Verhage made a motion to approve the request. No one seconded the motion and the request was denied.

2) Non Conforming Structure Upgrade, B to A, to permit adding a loft and building a 22 ft. addition to south end of house at 14496 Williams Lake Rd. A request was made by Norb Rooke to table the request until the May meeting as the home owners could not attend the meeting. The request was granted.

3) Non Conforming Structure Upgrade, B to A, to permit adding an enclosed walkway between home and garage on an existing deck at 8684 N. Bayshore. Ned Verhage made a motion to approve the request. No one seconded the motion and the request was denied.

Minutes of Last Meeting. A motion was made by John Ferrari, seconded by Dorance Amos, to approve the minutes as published except for the following changes: Motion Carried.

Garrow Plat - Mr. Reszkah requested information from the E.R. Township Planning Commission regarding obtaining a building permit to construct houses on the Garrow Plat. Land Use Permit had been declined as a large metal structure is encroaching on one of the lots. The township Attorney's indicated that no action was needed by the planning Commission as the lots will be merged at the Township Board level with building permits to be issued on all the lots except the lot with the pole barn, which will obtain a permit last. All building permits are still contingent upon the sewer lines being brought to the property and the property owners fulfilling the requirement of the contract between Sharon & Robert Garrow and the Township of Elk Rapids.

Coastal Management Program. After discussion a motion was made by Renee Mischel seconded by Dorance Amos to table the issue until the May meeting. Motion Carried.

Professional Planners. Renee Mischel reported on additional information concerning types of professional planners available for hire. Further investigation is necessary to determine the needs of Elk Rapids Township and the abilities of different planners in order to minimize the expenditures necessary and maximize the outcome. Renee was asked to follow up with several resources.

Zoning Administrators comments. Len Harrett, Elk Rapids Township Zoning Administrator recommended that the Planning Commission add an additional exception to the Zoning Permits Requirement section 17.01 of the Zoning Ordinance. A motion was made by John Ferrari seconded by Dorance Amos to approve the new exemption to section 17.01 and to amend section 2.07. Motion Carried.

Section 17.01

Exception to the above requirement of a zoning permit for construction or relocation:

A.) Storage shed or similar type of building not exceeding one hundred (100) square feet and having no permanent foundation, provided however that such building shall be placed in accordance with Section 2.07.

The additional exemption will now read:

B.) Decks, porches and patios not exceeding 150 square feet and less than 12 inches above grade and having no permanent foundation, providing however that such building shall be placed in accordance with section 2.07.

Structure

Section 2.07 shall now read:

Accessory Building. & decks The front, side and rear yard setback requirements of each zone shall apply to the location of accessory buildings, decks porches and patios within each zone.

A motion was made by Renee Mischel to table the rest of the items on the agenda until the May meeting and adjourn. Dorance Amos Seconded the motion. Motion Carried.

Meeting was adjourned at 9:30pm

Respectfully submitted,

Renee Mischel
Acting Secretary