TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION
Shen B. Smith, Secretary
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Elk Rapids, Michigan 49629
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June 7, 1994

The Regular Monthly Meeting was called to order at 7:30 PM by the secretary, Shen Smith in the absence of the chairman and vice-chairman. Present: Dorance Amos, Shen Smith, Felix Casillas, Leonard Klein and Carolyn Shah. Absent: Dick Jobe, Ned VerHage and John Boals. A quorum was established. Also present: Don Hamilton and Ken Smith.

A motion was made by Leonard Klein, 2nd by Dorance Amos to appoint Felix Casillas as acting chairman.MOTION CARRIED

A motion was made by Leonard Klein, 2nd by Dorance Amos to approve the minutes of the May 17, 1994 meeting. MOTION CARRIED

Ken Smith reviewed the site plan for Thru the Grapevine with the Planning Commission. Ken indicated that the waste pile was cleaned up prior to this meeting. Requested that an architect show on site plan all uses proposed, and that owner should show storage of gardening supplies. After discussion it was determined that an architect was not needed to place uses on the site plan. Amy Henderickson will be asked to attend the next meeting to discuss plans with the Commission.

Dick Jobe, Ned VerHage and John Boals arrived at the meeting. Dick Jobe assumed the chair at this time.

Master Plan was discussed. Population census was reviewed as was the Antrim Co. survey. Numerical increases were discussed with 150-200 person increase in the area per decade. Non-residential construction was noted as the primary form of building.

Rotary Grant was discussed with the signage inventory and a US 31 corridor study being the focus of the proposed grant application. An invitation shall be extended to the Village of Elk Rapids to participate in a joint application process for the corridor study. Don Hamilton will coordinate grant application with Township Board.

Sign Inventory was discussed. Ken Smith currently maintains a photo album of signs in the Township. Additional photos can be taken of the signs that are missing from the album. Time and materials can be budgeted if the grants are approved.

Corridor Study might be coordinated with a tree inventory study. Additional funds might be available for the tree study.

Geological survey maps were studied with a notation that many of the wetlands are missing from the map, but streams in the Township are shown on the map. The map showed at least six streams. Carolyn Shah and Shen Smith volunteered to research the streams and work on the wetlands to help verify the map information at a later date.

Shen Smith indicated that there are parcels along Birch Lake, Elk Lake and Grand Traverse Bay that contain dual zoning classifications and requested that the depth of dual zoned parcels in the Township be defined on the maps to scale so an owner may determine the actual boundary by scaling the map.

Waterfront Properties. The consensus to the entire Planning Commission was to maintain R-1 on all waterfront properties in the Township.

R-3 Zones. Discussion as to the elimination of R-3 in the Township as the Village provides R-3. Discussion as to the feasibility of removing the R-3 section from the ordinance. Don Hamilton will research this question for a later meeting.

Dick Jobe indicated that it has been several years since the Planning Commission conducted a physical inspection of the Township lands. June 27th was selected as the date for a physical inspection. A short meeting on Site Plan Review ordinance was scheduled following the tour.

Performance Bonds. Felix Casillas indicated that he was not happy with the wording regarding performance bonds in the ordinance as it does not define how the funds are to be used if in default and that court fee responsibility is not spelled out. Performance bonds need to be increased on all projects to assure that the Township will be able to construct or modify the project with the funds collected.

John Shockley, chairman of ZBA has requested to be placed on the agenda for the July 5th meeting. John indicated that he might need the entire meeting for clarification of portions of the ordinance. Dick Jobe asked that John prepare a list of questions in advance for the Planning Commission. Felix Casillas as appointed to coordinate with John Shockley prior to the meeting. Dick Jobe scheduled the meeting for 7:00 PM as this meeting may run late.

Don Hamilton will have additional sections of the Master Plan ready for the July meeting. Copies will be distributed when they are received.

As there was no further business at this time, a motion was made by Felix Casillas, 2nd by Carolyn Shah to adjourn.
MOTION CARRIED

Meeting was adjourned at 10:15 PM

Respectfully submitted,

Shen B. Smith
Secretary