Elk Rapids Township Planning Commission
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September 6, 2005

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Emile Sabty on Tuesday, September 6, 2005, at 6:30 PM, at the Government Center, 315 Bridge Street, Elk Rapids, MI. Present were Emile Sabty, Renee Mischel, Don Glowicki Jr., Jim Lundy, Brian Altonen, & William Larson. A quorum was established. Also present were Leonard Harrett & Lukas Hill. Audience present was Pat Brady.

Emile Sabty welcomed the new member Brian Altonen to the Planning Commission. A thank you letter to Tom Dame was read for approval and was signed by all Planning Commission participants.

Minutes for August 2, 2005 Meeting - Motion by Don Glowicki Jr., 2nd by Jim Lundy to approve the minutes as presented with correction to delete the section on Farm Market Signs. Motion passed 6-0-0.

Accessory Structures – Lukas Hill went over the final draft on Accessory Structures. Text part C-6 was discussed at length, and it was agreed to delete the reference to "Lake Front Lots" from the opening sentence of the text. Motion for deletion by Jim Lundy, 2nd by Renee Mischel was approved 6-0-0. All other parts of the final draft were accepted as written. Motion by Renee Mischel, 2nd by Jim Lundy to approve the Accessory Structures text as presented for replacing Sections 2.06 & 1.03-A of the Zoning Ordinance with one correction to Text part C-6, deleting the opening words "Lake Front Lots". Motion approved 6-0-0.

Grades – The memo on the subject was explained by Lukas Hill. The e-mail written by Leonard Harrett on the subject was introduced to the ensuing discussion. It was brought out that the current part of Ordinance Sec 2.02 is workable, however the problem lies in the ambiguity of the last sentence which refers to 1-ft up for every 2-ft back. Discussion also raised the question of, how is a grade determined on private roads where the County has no jurisdiction. Lukas Hill is to revise his memo on Grades to reflect the discussion on the subject and will work with Leonard Harrett in arriving at that.

Members Comments – Leonard Harrett stated that The Township Attorney brought attention to Ordinance sec 17.02 that it was not inclusive in requiring site plan reviews. It only requires a site plan on single or two family homes and accessory and subordinate buildings. Other areas such as PUD/PD etc were not included. Lukas Hill stated that when Sec 17.02 was developed areas such as PUD/PD etc were not included because they have site plan requirements of their own in the Ordinance. However, Lukas was asked to develop a Sec 17.02-C which will cover other areas that are needed for inclusion.

Having no other business at this time, a Motion to Adjourn was made by Don Glowicki Jr., 2nd by Jim Lundy, Approved 6-0-0.

Meeting adjourned at 8:17 PM.

Respectfully submitted by,
Emile Sabty

For: Shen Smith
Secretary