TOWNSHIP OF ELK RAPIDS
ANTRIM COUNTY, MICHIGAN
ELK RAPIDS TOWNSHIP PLANNING COMMISSION

Sept

~~August~~ 21, 1993

This scheduled work session convened at 7:30 P.M.

ROLL CALL:	Present	John Boals Dorrance Amos Felix Casillas Dick Jobe
	Absent	Shen Smith Ned Verhage Leonard Klein

The planned purpose of the meeting was to consider:

1. Proposals for amendment to our ordinance,
2. Antrim County Planning Commission comments and recommendations to our ordinance,
3. Review of Don Hamilton's proposed survey draft,
4. Review County Planning Commission survey results.

Ken Smith sent in Traverse Brewing Company representatives to present their Optional Sketch Plan Review in preparation for their Site Plan Review. It was received and discussed. The required copies of the Site Plan and application will be given to the Township Clerk and a hearing will be scheduled.

Motion by Casillas, second by Amos to amend Section 11.03 and 2.05, per Ken Smith's recommended wording change (copy attached). Also eliminate the word "principal" and replace with the word "nearest" in Section 1.03 GG 2&3 to meet the county's concern. There was considerable discussion and Attorney Derman will be consulted on these and Section 2.16 if necessary. Motion passed unanimously. Chairman will discuss these with Zoning Administrator to determine if a public hearing is required before contacting Derman.

A review of all items on the proposed survey by Don Hamilton generated much discussion. All present (as well as Klein) felt that the consultant was going too far afield of our purposes and will be apprised of this at our regular meeting on October 5, 1993.

One question to be asked should be what minimum lot size should be sold when property is divided.

Meeting adjourned at 10:00 P.M.

Dick Jobe, Acting Secretary

ELK RAPIDS TOWNSHIP PLANNING COMMISSION ---- September 21, 1993

DICK JOBE, CHAIRMAN:

Proposals for amendment to the ordinance:

1. To allow a business which sells at wholesale in the "C" zone:

   11.03 B All products produced on the premises whether primary or incidental shall be sold only at retail and on the premises where produced, except that the same products may be sold at wholesale upon approval as a special exception by the Planning Commission as provided in Section 17.07.

2. To allow a single wide mobile home in a mobile home park:

   2.05 D A mobile home or house trailer which does not meet the definition of "Dwelling, Single Family" shall not be permitted in any zone within the Township except in a seasonal trailer park or mobile home park located in the "P-D" Zone and approved by the Planning Commission.

      1. The minimum floor area in such a dwelling shall not be less than six hundred (600) square feet with a minimum width of twelve (12) feet.

   ~~E The minimum floor area of the mobile home or house trailer shall not be less than nine hundred and sixty (960) square feet with a minimum width of twenty (20) feet from end to end. The minimum width shall not be made up of additions.~~

3. To answer Antrim County Planning Commission concerns:

   a. 1.03 GG
      1 -- OK
      2 -- Rear Yard. The minimum distance between the rear lot line and the rear line of the ~~principal~~ nearest building, unoccupied and extending for the full width of the lot.
      3 -- Side Yard. The minimum distance between the side lot line and the side line of the ~~principal~~ nearest building, unoccupied and extending for the full length of the lot.

   b. 2.16 B -- Eliminate this part. It will definitely conflict with 1.03 GG which permits steps and unenclosed porches and will result in a great many requests for variances. It is more trouble than good!

      C -- Eliminate this part. After looking more and more

at this, I come to a conclusion that this is redundant. You don't need it in the R-1 zone, the R-2 zone should not be two separate buildings, and the planning commission must rule on every use in the R-3 zone.

PAGE 15, SECTION 3.02 AND FORWARD TO BE CONTINUED.

SUBMITTED BY

KEN SMITH
ZONING ADMINISTRATOR