Elk Rapids Township Planning Commission
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May 3, 2005

The Regular Monthly Meeting of the Elk Rapids Township Planning Commission was called to order by secretary Shen Smith in the absence of Chairman, Renee Mischel on Tuesday, May 3, 2005, at 6:30 PM, at the Government Center, 315 Street, Elk Rapids, MI. The secretary then appointed Emile Sabty to act as chairman for this meeting.

Present: Emile Sabty, Shen Smith, Don Glowicki, Jr., and Wm. Larson, Absent: Jim Lundy, Tom Dame and Renee Mischel. A quorum was established. Also Present: Len Harrett, Lukas Hill, Ron Shoal, Chris DeGood, Tom Wiltse & Pat Brady.

Minutes of April 2005 Meeting: A motion was made by Don Glowicki, Jr., 2nd by Emile Sabty, to approve as published. **MOTION CARRIED: Y-4. N-0**

PUBLIC HEARING FOR - R**-2 Site Condo Review**: Ron Shoal, Shoal Construction, Inc. presented another premliminary site plan for review for a six acre residential site condominium project they are proposing to subdivide at 10984 S. Elk Lake Road, Williamsburg, Mi. The project is for 6-lots residential site condominium as a permitted use under the requirements of Chapter 8 "R-2" – Residential – One Family and Two Family Zone of the Township Ordinance. The lots would each contain either a single-family or a two family dwelling unit as permitted by the ordinance. Current zoning classification is R-2 (duplex/multiple family homes), tax number 05-06-028-020-00. Proposed use would be for a six lot condominium ownership subdivision Property owner indicated he would have the plan reworked for another presentation.

Performance Bond will be required and Lukas Hill indicated that as we are not engineers all documents will be required to be reviewed prior to any final approvals. Master deed has not been submitted to Township Attorneys. Concern was expressed as to a safety issue regarding the line of sight from the proposed new driveway/private road abutting Elk Lake Road. Additional review concerns as submitted by Lukas Hill were addressed with a resulting request motion by Emile Sabty, 2nd by Shen Smith to table any further review until a completed site plan and all supporting documents are in order and ready for a final review. **MOTION CARRIED: Y-4, N-0**

ALTONEN P-D SKETCH RENEWAL: After review of request to renew the Altonen Planned Development Sketch, a motion was made by Don Glowicki, Jr., 2nd by Emile Sabty to table further discussion until Mr. & Mrs. Altonen might be present to discuss their plans for the property. **MOTION CARRIED: Y-4, N-0.**

As there was no other business at this time, a motion was made by Shen Smith, 2nd by Don Glowicki, Jr. to adjourn. **MOTION CARRIED**: Y-4, N-0.

Meeting was adjourned at 9:05 PM.

Respectfully submitted,

Shen Smith
Secretary