Elk Rapids Township Planning Commission
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February 3, 2004

The regular monthly meeting of the Elk Rapids Township Planning Commission was called to order at 6:30 PM, on Tuesday, February 3, 2004, at the Elk Rapids Township Hall, Corner of Spruce & River Streets, Elk Rapids, MI. 49629. Present: Emile Sabty, Don Glowicki, Jr., Shen Smith, Renee Mischel and Jim Lundy. Absent: Tom Dame & Harry Potter. A quorum was established. Also present: Len Harrett, Lukas Hill, Carolyn Shah, Pat & Carol Brady.

Chairman Mischel announced that the Non-Conforming Moratorium will not expired until March 9th, so there will be no review at this meeting, nor the March meeting for the two tabled requests for Non-Conforming upgrades.

Minutes of the January Meeting: A motion was made by Emile Sabty, 2nd by Jim Lundy, to approve the minutes with the correction of "10.04 being changed to 10.05". **MOTION CARRIED Y-5, N-0**

Jay Merchant Preliminary Plan Review: Jay Merchant presented a preliminary site plan for review. Property zoning is commercial, located on Cairn Highway, Elk Rapids. Final proposal will request a mixed commercial use area with construction sales office, retail rental sales of hardware type store sales & rental equipment. Various business uses planned for property will include: Electrical supply/sales, hardware type store, and construction office. After review to the commercial uses, a motion was made by Shen Smith, 2nd by Renee Mischel to authorize the presentation of an application proposal as "a like use in the commercial zone". After discussion, **MOTION CARRIED, Y-5, N-0**. If out side storage is needed an application for "special use permit" will be applied for. Lukas Hill discussed the water retention plan and parking options which will need additional consideration on the final site plan.

AMENDMENTS – NON-CONFORMING, SECTION 400: Section 4.02 needs a statement sending consideration to the zoning board of appeals. Section 4.02 (f) needs additional work as to what the definition of "destroyed" in this section actually means. Renee Mischel will defer this Section to our Township Attorneys for a possible sample text regarding "replacement values" from what other townships are currently using. A study session was scheduled for March 2nd, 3:00 PM for additional work and review of Section 4.04 – Non-Conforming Uses.

Elk Rapids Township Website: Shen Smith reported that the Township website has been updated with all of the new committee members and all Planning Commission meeting minutes to date.

As there was no additional business at this time, a motion was made by Emile Sabty, 2nd by Don Glowicki, Jr. to adjourn. MOTION CARRIED, Y-5, N-0

Meeting was adjourned at 9:13 PM.

Respectfully submitted,

Shen Smith
Secretary