

**Elk Rapids Township Planning Commission Meeting  
Meeting Minutes – May 14, 2024**

The meeting of the Elk Rapids Township Planning Commission was called to order by Chairperson Shen Smith at 11:30 AM at the Government Center, 315 Bridge Street, Elk Rapids, MI 49629.

**Present:** Shen Smith, Emile Sabty, Zach Amos, Tom Crandall, Gary Pepler and Matt Soper.

**Absent:** James Lundy.

**Also Present:** Larry Nix, Zoning Administrator and William Derman, Township Attorney.

**Adjourn until approximately 12:15 pm, to celebrate the retirement of the Township Attorney Bill Derman and the 96<sup>th</sup> Birthday of Emile Sabty.**

**Motion/S: Amos/Crandall Motion Carried.**

**Meeting resumed 12:00 pm.**

**Audience:** Mark Poniatoski.

**Approval of Agenda: Motion to approve the May 14, 2024 Agenda.**

**Motion/S: Lundy/Soper Motion Carried.**

**Approval of Minutes: Motion to approve the March 12, 2024 meeting minutes.**

**Motion/S: Amos/Crandall Motion Carried.**

**Public Comments:**

- Mark Poniatoski property owner of land on US. 31 South and Townline Road, presented the Planning Commission with a conceptual drawing of the proposed layout of his desired development. The plans contained a layout of various sizes and styles of storage units placed on the property accessible from the two curb cuts.
- Discussion took place with Mr. Poniatoski regarding the density and placement of the buildings with a concern with the interior access road running parallel with US 31. Landscaping that was not presented at this time and the Planning Commission considered landscaping, lighting and the street view important elements of the development of this property. The majority of the Commission expressed the concept was within range of acceptability if some ideas of landscaping, and lighting could be agreed upon since it will most likely be presented as a Planned Development. Sabty feels it is too crowded. Mr. Poniatoski expressed that the plan reflects a basic design that he may alter the size and amounts of the buildings depending on the market and sales request he encounters.
- The final thoughts were brought together with Mr. Poniatoski working with Larry to bring a plan with landscaping to represent the esthetics of the township entrance that the Commission would like to see.

**Township Zoning Administrators Report:**

- Larry Nix commented that the Township Master Plan is complete and it is available on the website. The County Master Plan draft is available for its 63 day review, and it appears there are no conflicts with the Township Master Plan.

**Township Legal Staff Report (Bill Derman)**

- B. Derman gave an update on the issues in the Township.

**Unfinished Business:       None**

**New Business:**

- Chairperson Smith would like future discussion on the Zoning Tool Kit to work toward creating spaces/places for more affordable housing.
- Administrator Nix commented that ordinance updates may need to be reviewed and possibly revisited in order to accommodate some of the style of housing discussed.

**Public Comment:               None**

**Motion to Close Meeting:**

**Motion/S: Soper/Amos**

**Motion Carried.**

**Adjournment:                       1:35 PM**

*(An audio tape of this Planning Commission Meeting is available at the Township Office  
(First Draft May 17, 2024, as of 11:30 am)*