

**ELK RAPIDS TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes – Tuesday May 19, 2009

In the absence of Chairwoman Mischel, Vice Chair Smith called the meeting to order at 6:30 PM at the Government Center, 315 Bridge Street.

Present: Jean Derenzy, William Larson, Jim Lundy, Emile Sabty and Shen Smith.

Absent: Dorance Amos and Renee Mischel

Also Present: Leonard Harrett, Zoning Administrator, Larry Nix, Planning Consultant and audience of 6.

Adoption of Agenda: Agenda for 5-19-2009 meeting was adopted by consensus.

Approval of Minutes:

M/S – Lundy/Derenzy. Minutes for 4-21-2009 meeting were approved by the Planning Commission unanimously.

Public Forum: Richard Bantien and daughter Sarah are attending this meeting for her work on a school project studying about local government. They were welcomed by V Chair Smith.

Old Business:

Elk Rapids Township Community Character – Visioning

This was a tabled item pending further input from the TWP/Village joint sessions. As the sessions are still taking place, it was determined to continue tabling the visioning until further information becomes available.

Sign Lighting Standards

Mr. Nix, Planning Consultant, reviewed the revised new text in the memo of May 19, 2009. Intensity of light in an illuminated sign and the size of an internally illuminated sign were presented. At the ensuing discussion questions were raised about certain specific sections of the write up as well as adding some words to the text for defining and clarity such as adding “and Billboard” to Section 3.05 Title. From the audience, Mr. S. Francis made some suggestions for which some were incorporated. The final proposed text as agreed to would read:

Section 3.05 – GENERAL REGULATIONS RELATING TO SIGNS AND BILLBOARDS

F. Illumination. When illumination ~~of~~ of a sign or billboard is proposed, or the sign is illuminated, illumination

shall comply with the following requirements:

1. Illumination of the sign shall not adversely affect any neighboring residence.
2. Illumination shall not be flashing, blinking, intermittent, video, or an on-and-off type of lighting.
3. Illumination shall be arranged so that light is directed away from adjacent properties and away from any public right-of-way, and so that no direct sources of light are visible to any motorist or pedestrian located in a public right-of-way or street easement or from any adjacent property.
4. Any external lighting ~~of~~ of signs shall be downward facing or otherwise directed to illuminate only the sign face.
5. Illumination shall be of a continuous white light.
6. The light from any illuminated source shall be designed so that the light intensity or brightness at the property line shall not exceed one (1) foot candle.

With no further discussion V Chair Smith asked for a motion to approve the text for a Public Hearing.

M/S – Derenzy/Smith. Move to approve the new revised text for Sec 3.05 title and 3.05-F and move to a Public Hearing at the June 16, 2009 Planning Commission meeting. **Approved 5-0-0.**

Plat of Juniper Hill

Mr. Harrett, Zoning Administrator, advised that pursuant to the last meeting a letter was sent to the property owner. They advised that they will be attending this meeting, which they did not.

M/S – Sabty/Lundy. Move to table this item until we hear from the property owner. **Approved 5-0-0.**

R3-R1 Rezoning Overview at S Bayshore Drive.

There was nothing new on this item. Discussion took place as to possible replacement properties for R3 zoning that could be used for replacement. It was mentioned that R3 replacement can take place at a future time after the rezoning is completed rather than simultaneously. It was suggested to obtain a copy of the Village Master Plan, their Ordinance and a map showing how their properties are zoned as well as any limitation maps to the service areas of the sanitary sewer system. These items would be basic in considering where we may locate R3 zoning that would be compatible. It was determined to table the discussion at this time.

Review SOB Ordinance

Mr. Nix reported on the existing Ordinance that it is not clear in several areas. At the time it was adopted it was copied. Modern ordinances are more clear and simpler to follow. He pointed to several areas of the Ordinance that create a problem in interpretation. Replacing this ordinance would be a positive thing to do. It was brought up that we should review other available ordinances on the subject for a best fit. Mr. Nix would be reviewing the new Village SOB Ordinance and would be making a recommendation.

New Business

- V Chair Smith reviewed the 5/19/09 joint meeting between the TWP/Village. On June 2, 2009 a joint meeting will take place at 6:00 PM at which the County Planner Mr. P Garwood will be invited to discuss 'septic system inspection'. At 7:00 PM there will be a presentation on 'wind energy'. A notice will be posted and forwarded to all members.
- A New Tart Trail map along US-31 was reviewed.
- Septic System Inspection was added to future agenda items.

Correspondence, Public Comments, Member Comments. None.

As there was no further discussion, V Chair Smith adjourned the meeting at 7:50 PM.

The next scheduled meeting will be on Tuesday June 16, 2009 at 6:30 PM in the Government Center 315 Bridge Street.

Emile Sabty, Secretary
5-19-2009

Minutes Approved 6-16-2009

Minutes are subject to approval at the next regular Planning Commission Meeting.

