

Elk Rapids Township Planning Commission

Shen B. Smith - Secretary

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PUBLIC HEARING – APRIL 4, 2006

The Elk Rapids Township Planning Commission will conduct a public hearing at 6:30 PM, on April 4, 2006, Elk Rapids Township Government Building, 315 Bridge Street, Elk Rapids, Michigan 49629, to consider text amendments to the Elk Rapids Township Zoning Ordinance as follows:

Planning Commission approved Zoning Ordinance text changes made to Chapter 13 “P-D” – PLANNED DEVELOPMENT ZONE, for clarity. New text **Highlighted**; deleted text ~~strike through~~.

Amendments to Section 13.02-A and Section 13.03:

Section 13.02 - USE REGULATIONS AND PROCEDURE

- A. The owner of any parcel of land which is situated in an area which is not substantially fully developed, or of fully developed land on which it is proposed to raze buildings and redevelop may make application to the Planning Commission for a change of zoning to the “P-D” Zone. Such application shall be made under the provisions of Chapter 17. The applicant must own all the land for which the application is made and the proposed development must be planned and developed as one cohesive development.

Section 13.03 - TIME LIMIT ON CONSTRUCTION, REVERSION AND REZONING TO FORMER CLASSIFICATION

Every application for P-D together with all recommendations made under Chapter 17, when approved by the Planning Commission and adopted by the Township Board, either as submitted or resubmitted in modified form shall constitute a binding agreement by the applicant that the use permitted under this Chapter shall be made, completed and operated as shown on the development plan as part of the project in accordance with the provisions of this Chapter and that the area which has been zoned P-D shall lose that status and revert to and be resumed to its former zoning classification upon the happening of ~~any of the following events~~:

- A. If the construction of the approved buildings and improvements shall not be undertaken within one (1) year of the rezoning or within such additional time extension as may be authorized by the Planning Commission.
- ~~B. If, as a result of voluntary sale or conveyance, or any other transfer of ownership whatsoever, the area shall cease to be held, in its entirety, in single or common ownership.~~

Correspondence regarding this review may be addressed to the Elk Rapids Township Planning Commission, Shen Smith, Secretary, PO Box 175, Elk Rapids, Michigan 49629, or in person at the public hearing on April 4, 2006.

Respectfully submitted,
Shen Smith, Secretary

PRINTED TOWN MEETING NEWSPAPER – March 16 & March 31, 2006