

Elk Rapids Township Planning Commission Meeting Minutes – Wednesday, May 18, 2016

The meeting of the Elk Rapids Township Planning Commission was called to order by the Chairman, Shen Smith at 6:30 pm at the Government Center, 315 Bridge St. Elk Rapids, MI 49629

Present: Shen Smith, Jim Lundy, Gary Pepler, Dorrance Amos, Pug Sliger, Emile Sabty

Absent: Renee Mischel

Also Present: Len Harrett, Zoning Administrator, Larry Nix, Planning Consultant, William Derman, Attorney, Rod Hammond, Pat Brady

Adoption of Agenda: Agenda for the Wednesday, May 18, 2016 meeting unanimously adopted by the commission.
M/S – Lundy/Sliger **MOTION CARRIED**

Public Comments: None

Approval of Minutes: Minutes for the January 19, 2016 meeting unanimously adopted by the commission.
M/S – Lundy/Pepler **MOTION CARRIED**

Zoning Admin Report: No change from the January Report. Harrett noted that he has written many more permits so far this year, as opposed to last year. One of those being the new Cidery on the Altonen property. Per Chair Smiths request, Harrett commented further on the last paragraph from his Zoning Report indicating that the Township is growing.

At this point in the meeting, Chair Smith let the board know that Jean Derenzy has submitted her resignation from the Planning Commission effective immediately, due to her obligation to her family and full time employer. Emile Sabty will be taking over the remainder of her term.

The Elk Rapids Township Planning Commission would like to take this opportunity to thank Jean for her years of service to the Commission. Her service and knowledge was greatly appreciated.

The Commission would also like to thank Emile Sabty for stepping into the position. We are grateful for your willingness to serve the remainder of Jean's term.

Dorrance Amos would like to formally inform the residents that there will be a meeting on Thursday, May 26 at 3:00 pm in the Governmental Center to discuss Maple Harbor and any interest in extending the Sewer System. Doug Coates from Gosling Czubak will be in attendance for discussion and questions.

Public Hearing: Motion to open the public hearing on proposed amendments to the Elk Rapids Township Zoning Ordinance unanimously approved.
M/S – Lundy/Amos **MOTION CARRIED**

AMEND ORDINANCE TO READ FOR SECTION 11.04, 11.05, 12.01 AND 14.01 OF THE ELK RAPIDS TOWNSHIP ZONING ORDINANCE, RELATED TO GREENBELTS. Removal of old section text to be replaced with text below:

ELK RAPIDS TOWNSHIP, ANTRIM COUNTY, MICHIGAN, ORDAINS:

Section 1. **Amendment of Section 11.04 with the addition of Subsection E. Section 11.04 E is hereby added as follows:**

E. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 2. Amendment of Section 11.05 A. Section 11.05 A is hereby amended as follows:

A. Open Space Storage - Provided that all such open space storage shall be screened on all sides by a solid uniformly finished and maintained wooded or masonry wall or fence of durable material, or a well maintained greenbelt, each of which shall be no less in height than that of the enclosed storage. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 3. Amendment of Section 11.05 C with the addition of Subsection 8. Section 11.05 C(8) is hereby amended as follows:

8. The Planning Commission may modify any buffer and/or greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 4. Amendment of Section 12.01 B. Section 12.01 B is hereby amended as follows:

B. Exterior yard storage shall be screened on sides and rear by a solid uniformly finished and maintained wooden or masonry wall or fence of durable material or a well maintained greenbelt, each of which shall be no less in height than the enclosed storage, loading activities or accessory structures or trucks except landscaping. The Planning Commission may modify this screening requirement as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 5. Amendment of Section 14.01 C. Section 14.01 C is hereby amended as follows:

C. If the parking area adjoins a residential zone, a greenbelt shall be provided and maintained between the parking area and the adjoining residential zone. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 6. Effective Date. This Ordinance is ordered to take effect seven (7) days following publication of adoption in Elk Rapids News, a newspaper having general circulation in the Township, under the provisions of 2006 Public Act 110, as amended.

Approval of changes/updates to Amend Ordinances for Section 11.04, 11.05, 12-01 and 14.01 of the Elk Rapids township Zoning Ordinance

M/S – Lundy/ Amos

Roll Call: Lundy-Yes, Sliger-Yes, Pepper-Yes, Amos-Yes, Sabty-Yes, Smith-Yes
Amendment Unanimously approved **MOTION CARRIED**

After comments of approval from Larry Nix, Township Planner and William Derman, Attorney, Rod Hammond of Uncle Rod's Car Repair posed a few questions to the Commission.

At this point, Chair Smith called for a motion to extend the deadline for the Green Belt requirements for Uncle Rod's (Hammond) and Pad Lock (Wiltse) until October 30, 2016.

M/S – Lundy/Peppler Unanimously approved. **MOTION CARRIED**

New Business:

1. The Whitewater Township Draft Recreation Plan was dismissed as the deadline date for their meeting had passed.
2. Altonen Orchard (Cider Works) update by William Derman

Derman went over the applications and license approvals ending with "ground has been broken".

3. Discussion regarding Township Zoning Ordinance Setbacks:
Chair Smith indicated that due to issues and requests for setbacks being presented to the Zoning Administrator and Zoning Board of Appeals that the Commission should look over the Ordinance for possible placement of clarification of circumstances. Larry Nix suggests modifying the language to strengthen the ordinance. It was decided to place the discussion on a future agenda with the possibility of a joint meeting with the Zoning Board of Appeals. Smith also requested that Nix and Derman come up with a concise report as to what needs to be discussed.

Public Comments: None

Adjournment: M/S Amos/Lundy Unanimously approved. Meeting adjourned at 7:53 pm