

Township of Elk Rapids – Planning and Zoning

315 Bridge St.
Elk Rapids, MI 49629

Annual Report Planning and Zoning Activities of Calendar Year 2018

PERMITS ISSUED: There were 22 Zoning Permits and 0 Sign Permits issued in 2018. This compares to 29 in 2017, 25 in 2016, 33 in 2015, and 11 in 2014. A breakdown of 2018 permits follows:

<u>PERMIT BREAKDOWN:</u>	NEW DWELLINGS IN R-1	8
	ADDITION TO RESIDENTIAL	3
	ATTACHED GARAGES	8 (all associated with a new dwelling)
	DETACHED GARAGES	6
	SHORELINE ALTERATION	0
	RESIDENTIAL DECK	1
	GARAGE ADDITION	3
	DEMOLITION	2 (one associated with a new dwelling)
	TOTAL	22

LOCATION OF PERMITS: 13 permits (59%) were south of the Village.
9 permits (41%) were north of the Village.
16 (73%) of the total permits were on waterfront property.

ZONING BOARD OF APPEALS: Three meetings were held and 3 variances were considered (ZBA-125, ZBA 128 and ZBA 129) All were related to setbacks. ZBA-125 was an accessory building adjacent to Williams Drive and a carryover from the fall of 2017. ZBA 128 was an detached accessory building adjacent to Shore Drive that was tabled due to the large lot size and the owner found an alternative location for the proposed building. ZBA 129 was for a detached accessory building at the corner of Cairn Highway and Oakwood. A variance was approved. Members discussed internal business and confirmed officers at their October meeting. Tom Palmer was elected Chair and Bob McCririe was elected as Vice Chair. Vince Cooper retained the position of Secretary. In 2019, the term of office for Pug Sliger will expire. The Supervisor and Board will be able to reappoint this member, if the member desires to be reappointed, or to seek another member(s) from Township residents. Mr. Sliger also serves on the Planning Commission.

PLANNING COMMISSION: Planning Commission members held 6 meetings during 2018. PC members approved a Site Plan for a shoreline renovation on Lake Michigan, approved a Quality of Life statement for Board review and distribution, authorized a zoning fee study and recommendation to the Board, initiated and approved an update to the Collaborative Master Plan, updated Planning and Zoning Applications, affirmed a screen fence as a buffer and enforcement, extended the approval of a Special Land Use, and recommended approval of a Zoning Ordinance amendment to Section 2.11.. Mr. Sabty continues to be a valuable resource to the Planning Commission with his wealth of knowledge and dedication to Elk Rapids Township. It should be noted Shen Smith and Pug Sliger term of office will expire in 2019. The Supervisor and Board will be able to reappoint these members, if the member desires to be reappointed, or to seek another member(s) from Township residents. There are no major project pending or on the horizon for the Planning Commission during 2019. This does not mean something could not pop up at some time during the year.

OTHER ZONING ACTIVITIES: All Planning Commission and ZBA meetings were attended plus most of the monthly Township Board meetings. The ZA provided Ordinance and land information to landowners, future land owners, builders, realtors, architects, appraisers, and via phone, email, and in person. Zoning violations were documented and acted upon with the assistance of Jim Lundy (Zoning Field Assistant) and Bill Derman (Township Attorney). Zoning violations resolved during the year included two tree situations, a shed improperly constructed and a site plan that was not completed. A new zoning fee structure was implemented by the Township Board and has been implemented without any problems. Also worked with the Township Assessor on a few Land Division applications and one property line adjustment were reviewed and approved. Overall, inquiries were addressed in a professional matter with positive lines of communication both internally and externally. All 2017 Zoning Permits were field checked by Mr. Lundy and only one was found in violation. This is currently being pursued.

Larry Nix – Elk Rapids Township Zoning Administrator