

ELK RAPIDS TOWNSHIP

Pursuant to Public Act 267 of 1976, "Open Meeting Act." All meetings of the Planning Commission & Zoning Board of Appeals are open to the public and the public is welcome to address the Commissions on any item under its jurisdiction or on its agenda.

MEETING AGENDA - PLANNING COMMISSION

Tuesday, April 9th, 2019 - 6:30 PM

- A. Call to Order
- B. Attendance - Sign-In Sheet for Quorum
- C. Agenda Approval for Tuesday, April 9, 2019
- D. Public Comments
- E. Planning Commission Minutes Review & approval for minutes draft of **January 8th, 2019**

- F. **365 Outdoor, Inc. Special Exception-Special Use Public Hearing**: Under consideration is a request for a Special Exception - Special Use permit for platted commercial zoned property at 11550 S US-31, Williamsburg, MI 49690 a.k.a. part of Lot #2 W.F. Stepke Subdivision, Tax ID # 05-06-650-002-00. The owner applicant ES Property & Development, LLC, (365 Outdoor, Inc.) request is for proposed additions and updates to their landscape business on the premises: Add Rentals Business on the location, make changes to the existing Sign and add Equipment Display on the front of the premises. An application for Special Exception – Special Use permit is governed by Sections 11.05 and 19.07 of the Zoning Ordinance.

Hearing Open – Public Comments/Correspondence
Zoning Administrator report
Legal Counsel report
Planning Commission comments/questions
Any additional comments/questions
Hearing Closed

Township Zoning Administrator - Larry Nix

1) Zoning Administrator's report, to include:

- 1) An update for retail sale of marijuana in the Township (given voter approval in November)
- 2) Update for possible solar panel ordinance

G. **Township Legal Staff - Bill Derman** - any info deemed appropriate for Planning Commission review.

- 1) Staff report, to include:
- 2) Update on Short Term Rentals (Milton Twp Ordinance) Background – Milton has had a Vacation Rental Ordinance in place for 6 years and it has worked well in terms of reducing nuisances by having the local contact person intervene. But there was no limit on the number of weeks that a dwelling could be rented. Milton's Township Board also considered limiting the number of rentals and Acme Township is restricting Vacation Rental to owners who pay Township homestead taxes. Milton's subcommittee is proposing a limit of 6 weeks. Affected neighbors want 4 weeks and the realtors want no limits. Looking for a public hearing on their ordinance in June. (2 attachments - Bob Kingon, Milton)

H.. **Unfinished Business**, and any additional unfinished business brought forward

I. **New Business**, and any additional new business brought forward

- 1) Discussion regarding the feasibility of a 2019-20 Township Community Survey

J. **Public Comments**

K. **Member Comments**

L. **Adjournment**