

**Elk Rapids Township Planning Commission Meeting  
Meeting Minutes – June 9, 2020**

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

**Present:** Shen Smith, Emile Sabty, Jim Lundy, Renee Mischel, Zach Amos, and Gary Pepler. *(Quorum Established)*

**Absent:** Aaron Isenhardt

**Also Present:** William Derman, Township Attorney and Larry Nix, Zoning Administrator.

**Audience:** Richard Buhl

**Adoption of Agenda:** **Motion to approve the June 9, 2020 Agenda.**  
**MOTION/S Lundy/Peppler** **Motion Unanimously Carried.**

**Public Comments:** None

**Approval of Minutes:** **Motion to approve the November 12, 2019 meeting minutes.**  
**MOTION/S Lundy/Peppler** **Motion Unanimously Carried.**

Chairperson Smith asked Zoning Administrator Nix if the Township Zoning Ordinance addressed the proper sign distance setback requirements. Mr. Nix stated that he will research and review signage requirements in the ordinance, and report back to the Planning Commission.

**Public Hearing:** **Motion to Open Public Hearing.**  
**Motion/S Lundy/Peppler** **Motion Unanimously Carried.**

**Public Hearing – Site Plan Review – June 9, 2020 – Richard D. & Amy Buhl:**

Under consideration is a request for a Site Plan Review Hearing from Richard D. & Amy Buhl, 10461 E. Elk Lake Road, Williamsburg, MI 49690. Tax ID#05-06-028-025-00. Through their agent Wilhelm & Assoc., they are requesting a Site Plan approval for R-1 Zoned Shoreline Renovation at the same address, consistent with the provisions of Section 2.11 of the Elk Rapids Township Zoning Ordinance. Antrim County issued a Soil Erosion Permit for the Shoreline Renovation to address the significant ice heave and upland shoreline damage on over 75' of the 115' frontage. The repairs include laying a filter fabric, adding crushed limestone, upland beach sanding and Rip Rap boulders; it also includes planting vegetation that stabilizes the shoreline to capture and filter water runoff.

**Chairperson Smith Noted for the Record:** The Soil Erosion Permit issued and approved by Heidi L. Shaffer, Antrim County Soil Erosion Officer is in order as part of the site plan review package.

**Summary of comments by applicant Richard Buhl:** Mr. Buhl noted that they want to improve their property and eliminate the chance of having any further ice heave and upland shoreline damage. Mr. Buhl stated he wants to keep the shoreline natural with flowers, mulch and vegetation for better absorption.

**Planning Commission Comments:** None.

**Close Public Hearing:  
Motion/S Sabty/Lundy**

**Motion to Close Public Hearing.  
Motion Unanimously Carried.**

**Motion to Approve Site Plan:  
Motion/S Sabty/Lundy**

**Motion to Approve the Site Plan Review for Shoreline Renovation consistent with the provisions of Section 2.11 of the Elk Rapids Township Zoning Ordinance, for applicants Richard D. & Amy Buhl, 10461 S. Elk Lake Road, Williamsburg, MI 49690, parcel No. 05-06-028-025-00, Zoned R-1 Residential, with the following conditions:**

- 1. The applicant shall comply with the requirements of the Antrim County Soil Erosion Permit No. 2020-13.**
- 2. The applicant shall comply with the requirements of the Michigan State EGLE permit WRP020942 v. 1 issued by the Gaylord District Office, Water Resources Division, dated February 12, 2020.**
- 3. Inspection as noted in Section 2.11 B-3 of the Zoning Ordinance shall be conducted and compliance with the Zoning Ordinance and all the other applicable regulations shall be maintained at all times.**
- 4. Existing trees and vegetation within 25' of the shoreline shall be maintained and not disturbed.**

**Roll Call Vote: Peppler, Lundy, Amos, Smith, Mischel, Sabty all voting YES  
(6) 0 voting NO. (Isenhart is absent)**

**MOTION UNANIMOUSLY APPROVED**

**Note:** To finalize approval of site plan review, three copies of the site plan were signed by Mr. Richard Buhl, Chairperson Shen Smith and Zoning Administrator Larry Nix.

**Township Zoning Administrator Report:**

- Due to the pandemic, things have been slower this year.
- Four zoning permits were issued this year as compared to 12 permits last year.
- Shoreline protection requests are extremely high. There have been 24 soil erosion EGLE permits for shoreline stabilizations.

**Township Legal Staff Report:**

- **Short Term Rentals:** Nothing new to report. Elk Rapids Village is in the process of adopting an ordinance to address short term rentals. Milton Township has already passed an ordinance effective January 1. Milton Township is still operating under the old short term rental ordinance.
- **Township Sewer Extension:** Milton Township sewer extension from Williams Road to the Oasis bar. Pipe is in the ground but not hooked up yet. Milton Township passed its Sewer Ordinance on June 8.
- **Marijuana:** New shops are opening up but not in Antrim County.
- **Tart Trail:** Has a new name: **Nakwema Trailway**. Still in the development stages. Village will have public meetings at some point in the future to determine where it will go.

- **Wilcox Park:** Township issued the deed back to Wilcox heirs last year; they have not yet recorded it. They will receive a tax bill for this property July 1.
- **Township Reassessment:** Should be completed in the next couple of weeks. Crews are on properties, no new issues.

**Unfinished Business:** None

**New Business:** The Commission discussed concern about cutting down on the filling of lakeshore wetlands.

**Public Comments:** None.

**Member Comments:** None.

**Adjournment:**

**MOTION/S Lundy/Peppler**

**MOTION TO ADJOURN.**

**MOTION CARRIED.**

**Meeting Adjourned at 7:05 PM**

*(Meeting Minutes as of 6/22/20 – 6:30 PM)*