

**Elk Rapids Township Planning Commission Meeting
Meeting Minutes – May 16, 2023**

The meeting of the Elk Rapids Township Planning Commission was called to order by Chairperson Shen Smith at 1:30 PM at the Government Center, 315 Bridge Street, Elk Rapids, MI 49629.

Present: Shen Smith, Emile Sabty, Zach Amos, Gary Peppler, and Tom Crandall.

(Quorum Established)

Absent: Matt Soper, and Jim Lundy.

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

Audience: Mary Marzolo and Julie Yanch– Cherry Suite Assisted Living.

Approval of Agenda: **Motion to approve the May 16, 2023 Agenda.**

MOTION/S: Amos/Crandall Motion Carried

Public Comments: None.

Approval of Minutes: **Motion to approve the April 18, 2023 meeting minutes.**

MOTION/S: Sabty/Amos Motion Carried.

Open Public Hearing - Motion to open Public Hearing

MOTION/S: Sabty/Peppler

Public Hearing – Elk Rapids Township Zoning Ordinance Amendment 2023-01: Amend Elk Rapids Township Zoning Ordinance Chapter 8, R-2 Residential – One Family and Two-Family Zone by adding Section 8.08, Conversion of an Existing Permitted or Special Exception Use.

Larry Nix stated the 7 criteria which are being considered for the stated conversion use are.

1. A minimum of forty thousand (40,000) square feet of lot area.
2. Setback requirement as per the R-2 Zone district.
3. Paved parking area with a minimum of 2 parking spaces per 2-bedroom unit, and 1 parking space per 1 bedroom unit.
4. The parking area shall be screened from view from the adjacent public or private street.
5. The building must maintain the character of other single-family dwelling in the area in terms of entry doors and architectural characteristics.
6. The number of proposed living areas or dwellings shall not exceed 50% of dwelling units permit in the R-3 district on the subject parcel.
7. No existing single family dwelling unit shall be converted within this zone unless the Planning Commission has determined that the proposed use will not be injurious to surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.

Larry Nix went on to explain that there is an interest by the owner of Cherry Suites to convert the existing residence and that the Planning Commission has proposed this amendment to consider such an application. Bill Derman commented that the amendment was well done, and Chairperson Smith agreed.

Request for Public comment: NONE

Request to close Public Hearing on Amendment 2023-01.

MOTION/SUPPORT: Sabty/Amos MOTION CARRIED

MOTION TO APPROVE AND IMPLEMENT Amendment 2023-01 to update the Elk Rapids Township Zoning Ordinance by adding new Section 8.08 – Conversion of An Existing Permitted or Special Exception Use as stated, and send it to Antrim County Planning Commission for their review and comment.

MOTION/S: Sabty/Peppler

**Roll Call Vote: Crandall YES; Sabty YES; Smith YES; Amos YES. Peppler YES
5 VOTING YES. 0 VOTING NO.
(Soper, Lundy are absent)**

Motion Unanimously Carried.

Action will be for Sabty to send to the County Planning Commission the approved Amendment. Discussion by Derman of timing of the next meeting, with the understanding that the County will hold special meetings as needed for the coming months. Sabty will try to find out when the County meeting will be scheduled, if the County does not act within the 30 days, the Planning Commission will then be able to go ahead with seeking the Twp Board approval. Sabty will be sending a letter to the County on May 17, 2023, with copies to the designated recipients.

Township Zoning Administrator Report (Larry Nix) Nothing additional

Township Legal Staff Report (Bill Derman) – Mr. Derman gave brief update on the following:

- Library Deed, - The deed is now completed with the Village.
- Short Term Rentals - there is nothing new to report.
- Sewer SAD - Township is filing a market study for 13 parcels, 70 REU agreement with the Village, just not finalized yet.
- Tart Trail - Presentation at Townline Cider Works June 15, 2023 5-7pm. Public Welcome, discussion to involve Maple Bay to Elk Rapids trail extension.
- HERTHA windows - Installing 3 new windows to match the existing to maintain the historic nature intact for future grants.
- Farmland Preservation - nothing new to report.
- Orchard View Progress - waiting to review final documents and expect construction to begin this summer.
- Traverse City Horse Show Open House – Thursday, May 25, 2023 at 5:30 PM.
- Michigan is last state to have a sewer bill, however there are 2 bills now being reviewed.
- Bill Derman gave an update on the average age in Antrim County with the population at 23,431. He also commented that the majority of the County revenue comes from the west side of the County, however that side does not receive reflective services.
- Also, discussed was the inequity of costs to the farmers to supply comparable fruit products to the market. Some are changing to Fun Farms and offering experience related activities.
- State of Michigan to hold PRE Audits in 76 Counties.
- Bill in the works that will allow tribal marijuana businesses on tribal land.

