

**Elk Rapids Township Planning Commission Meeting
Meeting Minutes – September 12, 2023**

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, Zach Amos, and Jim Lundy.

(Quorum Established)

Absent: Matt Soper, Tom Crandall, and Gary Pepler.

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

Audience: Patrick Brady.

Approval of Agenda: **Motion to approve the September 12, 2023 Agenda.**

MOTION/S: Lundy/Amos Motion Carried.

Public Comments: None.

Approval of Minutes: **Motion to approve the July 11, 2023 meeting minutes.**

MOTION/S: Sabty/Amos Motion Carried.

Township Zoning Administrator Report (Larry Nix)

- Larry Nix presented a memorandum for the Planning Commission to consider endorsing a STDS (sewage treatment disposal systems) evaluation that would include a TOT, (Time of Transfer) inspection Ordinance similar to the existing Ordinance Milton Township has adopted.
- Mr. Nix expressed the significant value of the biggest resource of both ground and surface water to the Elk Rapids area.
- He noted he would like the Planning Commission to be advisors to the Township in creating the Ordinance.
- Sabty commented that septic inspections would be a positive step toward clean water stewardship.
- Members of the Commission discussed the exemptions which might include family transfers. Also discussed was Tip of The Mitt doing a presentation if needed.
- Chairperson Smith asked the attending members their opinion. All were in favor of pursuing the forward movement to work with the Township for discussion.

Township Legal Staff Report (Bill Derman)

- Mr. Derman gave a brief update noting nothing new on Orchard View Condominiums, Tart Trail, HERTHA, or farm land preservation. He stated that the Township has settled the SAD lawsuit having had the claim withdrawn.
- Mr. Derman mentioned that the County Drain Commissioner, Leslie Meyers is holding a Zoom presentation on the new flood plain maps encompassing 5 Counties and 7 lakes. He expressed concern for the integrity of the Bellaire Dam and the Ellsworth culverts, urging the Commission to understand and think about the consequences of an upper Chain of Lakes structure failure.

Unfinished Business:

- Masterplan draft review had a few cosmetic changes to be applied. Chairperson Smith thanked Emile Sabty for his work in separating the Village and the Township documents.
- Discussion regarding the land use map 5 will be addressed to reflect a more accurate wetland and environmental space near the northern end of Bass Lake.
- Larry will have the needed changes made and will have a copy of the masterplan ready for review at the next meeting.

Other Items Discussed:

- Chairperson Smith inquired about the members taking a tour of the wetland for planning purposes. At this time there was no interest in a group tour.
- Next meeting the sewer ordinance will be discussed further.

Public Comments: **None.**

Member Comments: **None.**

MOTION/S: Lundy/Amos **Motion to Adjourn.**
Motion Carried.

Adjournment: **7:30 PM**

(An audio tape of this Planning Commission Meeting is available at the Township Office