

Elk Rapids Township Zoning Board of Appeals

Meeting Minutes – Monday, August 11th, 2025 – **APPROVED**

The meeting of the Elk Rapids Township Zoning Board of Appeals was called to order at 3:00 PM at the Government Center, 315 Bridge St., Elk Rapids MI 49629.

Roll Call/Present: Brennen Hitchcock, Dietrich Heyde, Vince Cooper, Zach Amos, Lisa Lundy, and Dick Hults

(Quorum Established)

Absent: Bob McCririe

Also Present: Creston Scheel, Township Zoning Administrator.

Audience: Chuck Hoyt

Approval of Agenda:

Motion: Hults

Support: Lundy

MOTION CARRIED

Approval of Minutes: Motion to approve the March 10th, 2025 minutes.

Motion: Hitchcock

Support: Hults

MOTION CARRIED

Public Comments: None.

Motion to Open Public Hearing: Variance Request for ZBA Case #157 (Elk Rapids Gas Station)

Motion: Cooper

Support: Lundy

MOTION CARRIED

Public Hearing of ZBA-157

Applicant: Gurwinder Malvia (Owner)/ Nederveld, Inc (Agent)

Property Address: 11324 S US 31, Williamsburg, MI 49690

Parcel Number: 05-06-032-008-00

Variance Request:

Sign: Front yard setback variance of 30' (Required: 50', Proposed 20')

Motion to Close Public Hearing

Motion: Hults

Support: Hitchcock

Roll Call Vote:

Hitchcock- YES

Heyde- YES

Cooper- YES

Amos- YES

Lundy- YES

Hults- YES
MOTION CARRIED

Board Discussion: None.

Motion to Approve the dimensional variance requested by Gurwinder Malvia to permit a freestanding monument sign to be placed no closer than 20 feet from the front property line at 11324 S US 31, based on the staff report dated August 4th, 2025, and supported by the finding of fact that the request meets the criteria set forth in section 18.06 of the Elk Rapids Township Zoning Ordinance subject to the conditions listed in the staff report.

Motion: Lundy

Support: Hitchcock

Roll Call Vote:

Heyde-	YES
Cooper-	YES
Amos-	YES
Lundy-	YES
Hults-	YES
Hitchcock-	YES

MOTION CARRIED

Old Business: None.

New Business: Have new application on file, with a second in the works depending on site plan arrival.

Communications: None.

Member Discussion of topics not on the agenda: changing the number of copies applicants need to give to the ZBA to 10 copies

Motion to adjust ZBA meeting to 4pm, instead of 3pm for all already scheduled meetings.

Motion: Amos

Support: Lundy

Roll Call:

Cooper-	YES
Amos-	YES
Lundy-	YES
Hults-	YES
Hitchcock-	YES
Heyde-	YES

MOTION CARRIED

Motion to Adjourn:

Meeting Adjourned at 3:31 PM

Motion: Cooper

Support: Hitchcock

(Approved September 8, 2025 4:35 pm)