

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, October 9th, 2018 - 6:30 PM

- A. **Call to Order**
- B. **Attendance- Sign-In / Sheet for Quorum**
- C. **Agenda Approval for Tuesday, October 9th, 2018**
- D. **Public Comments**
- E. **Planning Commission Minutes** Review & approval for minutes draft of **September 11th, 2018**

- F. **Public Hearing on Ordinance Amendment Section 2.11 - Proposed Amendment Number 2018-01**
Amend Chapter 2, General Provisions, Section 2.11, RESTRICTIONS APPLICABLE TO PROPERTY ABUTTING LAKES, RIVERS OR STREAMS; add new Sub-section 2.11-C to read as follows:

C. In special situations, the Zoning Administrator may issue a Zoning Permit to grant the removal of a tree in the 25-foot protection zone for safety and health reasons. If the Zoning Administrator finds there is good cause for a tree to be removed from a property for the reasons outlined below, the property owner will be required to plant a replacement tree with a minimum caliper size of two (2) inches for a deciduous tree and six (6) feet in height for a conifer tree. In the event the Zoning Administrator questions the removal of a tree, the request may be referred to the Planning Commission for consideration.

 1. The tree proposed for removal has been damaged by a storm or wind, or is diseased or dead and presents a safety hazard to the property or adjacent property. The root base of the tree shall not be removed for soil erosion purposes. For these specific situations, no tree replacement is required.
 2. The tree proposed for removal is a nuisance to the property owner due to tree sap that cause a reduction in enjoyment of the water front property. The root base of the tree shall not be removed for soil erosion purposes.

A copy of the Amendment text will be available for review at the Elk Rapids Township Office, 315 Bridge Street, Elk Rapids, MI during office hours. Public comments in support of, or objection to, a request will be heard at the meeting, or may be made in writing addressed to the Planning Commission, P. O. Box 365, Elk Rapids, Michigan 49629. 9-14-2018 - Publish in "Elk Rapids News" once on Thursday September 20, 2018
- G. **Township Zoning Administrator - Larry Nix**
 - 1) Zoning Administrators report
 - 2) Status of Master Plan
 - 3) Potential presentation on Solar Energy (Board Request)
 - 4) Possible Health concerns regarding 5G waves around communication towers

- H. **Township Legal Staff - Bill Derman** - any info deemed appropriate for Planning Commission review.
 - 1) Township legal staff report

- I. **Unfinished Business**, and any additional unfinished business brought forward
- J. **New Business**, and any additional new business brought forward
- K. **Public Comments**
- L. **Member Comments**
- M. **Adjournment**