

# 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, April 13, 2021 – 1:00 PM**

**PLEASE NOTE THE 1PM MEETING TIME FOR THIS MEETING**

- A. Call to Order**
- B. Attendance - Sign-In Sheet for Quorum**
- C. Agenda Approval for Tuesday, April 13, 2021**
- D. Public Comments**
- E. Planning Commission Minutes** Review & approval for minutes draft of **February 9, 2021**.

### **F. PUBLIC HEARING - Elk Rapids Township Zoning Ordinance – Proposed Amendments**

On the agenda will be a public hearing on two proposals to amend the Township Zoning Ordinance both for amendments to Chapter 2: 1) Proposed Amendment Text Chapter 2, Section 2.11 C. 2) Proposed Amendment Text Chapter 2, Private Road, Section 2.19 H.

#### **Amendment Number 2021-01**

Amend Zoning Ordinance Chapter 2, General Provisions, Section 2.19 Private Road Regulation; add New Sub-Section 2.19-H to read as follows:

**H.** When new lots or parcels are added to an existing private road or when an existing private road is extended to add new lots or parcels, the entire private road must be upgraded to the standards as noted in Sub-Section 2.19-A (1-14). The person or persons adding the additional lots shall be responsible for upgrading the private road to the new standard.

#### **Amendment Number 2021-02**

Amend Zoning Ordinance Chapter 2 General Provisions, Section 2.11 Restriction Applicable to Property Abutting Lakes, Rivers and Streams, Sub-Section 2.11-C, C-1 & C-2 to read as follows:

**C.** In special situations, the Zoning Administrator may issue a Zoning Permit to grant the removal of a tree or trees in the 25-foot protection zone for safety and health reasons. If the Zoning Administrator finds there is good cause for a tree or trees to be removed from a property for the reasons outlined below, the property owner will be required to plant a replacement tree for every tree removed 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 or trees, the request may be referred to the Planning Commission for consideration.

1. The tree or trees proposed for removal have been damaged by a storm or wind, or diseased or dead and presents a safety hazard to the property or adjacent property. The root base of the tree or trees shall not be removed for soil erosion purposes. For these specific situations, no tree replacement is required.

2. The tree or trees proposed for removal are a nuisance to the property owner due to tree sap, an invasive species, or other environmental concern that cause a reduction in enjoyment of the waterfront property. The root base of the tree shall not be removed for soil erosion purposes.

### **G. Township Zoning Administrator Report (Larry Nix), and any additional information for PC review**

- 1) Discussion regarding duplex sites in agricultural zones

### **H. Township Legal Staff Report (Bill Derman), and any information for PC review:**

- 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**