

ELK RAPIDS TOWNSHIP, PLANNING COMMISSION

Notice Public Hearing

The Elk Rapids Township Planning Commission will hold a public hearing on Tuesday July 12, 2022 at **6:30 PM** at the Government Center, 315 Bridge Street, Elk Rapids, MI to consider the following amendment to the Elk Rapids Township Zoning Ordinance.

Amendment 2022-01: Amend Zoning Ordinance Chapter 2 General Provisions, Section 2.11 Restrictions Applicable to Property Abutting Lakes Rivers and Streams, Sub-Section 2.11-A; amending the text to provide more informative details when work is being done in the protected 25' strip of natural vegetation.

Section 2.11 - RESTRICTIONS APPLICABLE TO PROPERTY ABUTTING LAKES, RIVERS OR STREAMS

Many lands within the Township are connected to, adjoin or abut lakes, East Arm of the Grand Traverse Bay, rivers, streams and wetlands. In the interest of protecting the water quality, controlling erosion, and preserving the natural setting of the shoreline, the following provisions are applicable:

- A. A strip of natural vegetation shall be maintained paralleling the shoreline or streambed and traversing the property in question for a depth of twenty-five (25) feet beginning at the edge of surface loam soil or a contiguous root system, whichever occurs nearest to the shoreline. For undeveloped lots only no more than thirty (30) percent of all living trees and shrubs may be removed by cutting them to grade level. Trees and shrubberies may be trimmed and pruned for a view of the water from the property. No land alterations including the removal of tree stumps and natural ice dams shall be allowed within this native protection strip.

If the applicant desires to remove thirty (30) percent of all living trees and shrubs as noted above the applicant shall submit a site plan in accordance with Chapter 17 and specifically document all trees and shrubs 25 feet landward of the shoreline or streambed. A count of trees and shrubs shall be documented including the type and size. The site plan shall be prepared by a Natural Shoreline Professional certified by the Michigan Natural Shoreline Partnership or a qualified professional and shall detail the proposed modifications to the property to enable the Planning Commission to determine the extent and potential impacts of proposed changes. In addition to the review process outlined in Chapter 17, prior to Planning Commission action on

the request, the applicant shall submit the site plan to the Antrim County Soil Erosion Control Officer for review.

The tree/shrub removal design shall make every effort possible to maintain a forested/wooded shoreline character.

The Planning Commission may require a performance guarantee as outlined in Section 17.08 to insure only designated trees and shrubs have been removed as indicated on the site plan approved by the Planning Commission. An inspection coordinated with the Township Zoning Administrator and the Antrim County Soil Erosion Control Officer shall take place after the thirty (30) percent site modification has been completed to determine whether stipulations have been met and whether Township permits can be issued. If the condition of the site is in compliance with approved plans, any such performance guarantee shall be returned to the applicant.

A copy of the above amendment will be available for viewing at the Elk Rapids Township Office, 315 Bridge Street, Elk Rapids, during working hours.

Public comments in support of, or objection to, a proposed Zoning Ordinance amendment 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.

ES/Planning Commission
June 15, 2022