

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, May 16th – 1:30 PM

- A. Call to Order
- B. Attendance - Sign-In Sheet for Quorum
- C. Agenda Approval for Tuesday, May 16, 2023
- D. Public Comments
- E. Planning Commission Minutes - Review & approval minutes draft of April 18, 2023
- F. Public Hearing - Elk Rapids Township Zoning Ordinance Amendment 2023-01: Amend Elk Rapids Township Zoning Ordinance Chapter 8, R-2 Residential – One Family and Two-Family Zone by adding Section 8.08, Conversion of an existing Permitted or Special Exception Use

Section 8.08 – CONVERSION OF AN EXISTING PERMITTED OR SPECIAL EXCEPTION USE

A. An existing permitted or special exception use may be considered for conversion to multi living units is only permitted as a Special Exception Use in the R-2 Zone. The issuance of a special exception use permit for the operation of a multi living units is subject to the following conditions, and the provisions and procedure of Section 19.07:

1. A minimum of forty thousand (40,000) square feet of lot area.
2. Setback requirement as per the R-2 Zone district.
3. Paved parking area with a minimum of 2 parking spaces per 2-bedroom unit, and 1 parking space per 1 bedroom unit.
4. The parking area shall be screened from view from the adjacent public or private street.
5. The building must maintain the character of other single-family dwellings in the area in terms of entry doors and architectural characteristics.
6. The number of proposed living areas or dwellings shall not exceed 50% of dwelling units permitted in the R-3 district on the subject parcel.
7. No existing single family dwelling unit shall be converted within this zone unless the Planning Commission has determined that the proposed use will not be injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.

G. Township Zoning Administrator Report (Larry Nix), reports and any information for review

H. Township Legal Staff Report (Bill Derman), reports and any information for review

I. Unfinished Business, and any additional unfinished business brought forward

- 1) Continuation – Memo Cherry Suites Assisted Living Timing Discussions
- 2) Continuation - Township Master Plan Review Process

J. New Business, and any additional new business brought forward

1) Planning Commission Physical Review Tour of Twp Parcels. The review tour is currently awaiting availability of dates in May or June. The Twp Board has been invited to join the Pc in a review of all Twp parcels as there are many new(er) members on the Pc, ZBA & Twp Board who haven't participated in a parcel review tour in the past. Currently the question is on the Twp May agenda asking if they will be participating in this parcel review. The tour will be scheduled over a two day period (not consecutively) dividing the review between:

Day 1: (with many short roads in this area to be reviewed)

South West btw US-31 & Grand Traverse Bay from Cabana Shores Road to Village of Elk Rapids also properties on US-31 btw Townline & Village of Elk Rapids

South East btw Townline Rd & Elk Lake from Townline Road to Village of Elk Rapids (quick Review of Ag properties btw Townline-US-31-Elk Lake Road)

Day 2: (with many short roads in this area to be reviewed)

North West btw Village of Elk Rapids & US-31 along N Bayshore to Winters Road (includes Inwood Harbor - Williams Rd)

North East Across Winters Road to Birch Lake Rd to Cairn Hwy to Village of Elk Rapids (many short roads)

K. Public Comments

L. Member Comments

M. Adjournment