

Elk Rapids Township, Antrim County, Michigan Planning Commission APPLICATION

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Applicant Raymond & Micki Pollister
(Property Owner)

Agent Lindsay Barwell (Great Lakes Water Permit Consulting)

Address 8543 Cairn Highway

Address 1225 Eckhardt Rd.

City – State – Zip Code Elk Rapids, MI. 49629

City – State – Zip Code Bellaire, MI. 49615

Phone / Cell 23-409-8105

Phone / Cell 231-350-8967

Fax Number _____

Fax Number _____

Email polly5250@charter.net

Email lindsaybarwell@gmail.com

INSTRUCTIONS

For your reference, the Elk Rapids Township Zoning Ordinance is on-line at <http://www.elkrapids.com/Township>

The Planning Commission regularly meets on the second Tuesday evening of the month as scheduled at the Government Center, 315 Bridge St. in Elk Rapids. Applicants desiring a public hearing must submit this completed Application accompanied by any other required documentation and the Hearing Fee no later than 33 days prior to a Planning Commission meeting.

Applications should be delivered to either:

Elk Rapids Township Zoning Administrator
315 Bridge St., P.O. Box 365
Elk Rapids, MI 49629-0365

or

Elk Rapids Township Clerk
315 Bridge St., P.O. Box 365
Elk Rapids, MI 49629-0365

The fees as established in the Elk Rapids Township Fee Resolution Schedule must accompany the complete application. (Ordinance Section 17.04)

Site Plan Review

Applicants seeking a formal Site Plan Review Hearing are advised to study the complete Site Plan submission requirements found in Chapter 17 of the Elk Rapids Township Zoning Ordinance, and that applicable section where a Site Plan is required for specific use.

Time Limitation of a Site Plan Review

Any approval of a Site Plan becomes null and void twelve months from the date of approval unless the owner or agent shall have taken substantial steps toward effecting the Site Plan as approved by the Planning Commission. (Ordinance Section 17.07)

Except for plans in the Single and Two Family Zones, a copy of the proposed Site Plan must be provided to the Elk Rapids Township Emergency Services Departments as listed on the Elk Rapids Township Web Site for review.

Updated 7-2-2018

A. Action Requested

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I/We the undersigned request a hearing before the Elk Rapids Township Planning Commission for the purpose indicated below:

☐ Special Exception - Special Use Permit

☐ Rezoning Request

☒ Site Plan Review for:

☐ Commercial Zone

☐ Planned Development Zone

☐ Manufacturing Zone

☐ Multiple Family (R-3) Zone

☒ Environmental Zone

☐ Agricultural Zone

☐ Modifications to Previously Approved Site Plan

Approval Date of Previous Site Plan _____

☐ Other _____

B. Property Information

1. Present Zoning Classification _____ Property Tax #05-06-015-047-00
2. Present Use Residential/Private _____ Physical Address Same as Mailing _____
3. If property is platted, name of Plat and Lot #: Section 15; T29N, R9W
4. If unplatted, Legal Description of property affected by this request. Attach a complete property description with this application.
5. Are there any deed or plat restrictions affecting this parcel of property? ☐ Yes ☒ No. If Yes, attach a copy of these restrictions with this application.
6. Names and addresses of all persons and/or firms other than yourself having a legal interest in the business and/or land.

None _____
7. Attach ten (10) copies of the Site Plan including dimensioned location and size of existing and proposed buildings, property size, and all other pertinent information per Zoning Ordinance Chapter 17, Sections 17.01 - 17.11.
8. What public utilities are available or in use at this property?
Consumers Energy, DTE, Charter Cable
9. List any other Authorities which may have jurisdiction or overlapping interest in this proposed project: (i.e. Elk Rapids Village or adjacent Township, MDEQ, Antrim County Health Department or Soil Erosion Department, U.S. Corps of Engineers, etc.)

Antrim County Soil Erosion and EGLE whom both have permits and approved land activity

C. Describe the proposed Use or Structural changes that make Planning Commission Review necessary:

Proposed last fall was a shoreline 87' x 4' x 4' stabilization along the Pollister 338' shoreline. Due to the steep incline when excavator and skid steer went in to complete job, a natural walk way down toward the lake came to be; a 40' x 4' x 1' walkway was excavated that includes AB soils, shrubs and plants. To retain the slope toward the East, excavator installed a 40' x 2' x 2' retaining wall, went back two feet (planted 2' with native plants) and added a 4' x 2' x 4' retaining wall that became level with top of bank, 597.0' in elevation (please refer to drawings). The majority of bank was left untouched except for the 9' x 40' x 7' area that encompasses the two retaining walls and 4' walkway.

D. Possible positive impacts of this proposal on the surrounding properties and the Township:

This project allows a safer foot traffic to and from shoreline and house, keeps foot traffic in one designated area that will allow untouched protection for existing habitat. The 9' in width development is minimal to the 338' length of Pollister property. This project could also be argued as a great model as how to access a shoreline with a steep bank yet make the least amount of impact.

E. Possible negative impacts of this proposal on the surrounding properties:

Negative impacts might be the 9' opening of bank that will show a view of house from water but again the opening was only due to removal of shrubs and plants and AB soils.

F. AFFIDAVIT

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The undersigned acknowledges that if a change is granted or other decisions affecting the property represented by the undersigned are reached by the Planning Commission, the said decision does not relieve the applicant from compliance with all other provisions of the Township Zoning Ordinance. The undersigned further affirms that he/she is or they are the:

✓ owner(s) _____ authorized agent of the owner of the property involved in the appeal, (owners **MUST** sign) and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of the knowledge and belief of the undersigned.

Ray Pollister 7-2-20
(owner) (date)

Michael Pollister 7-2-20
(owner) (date)

(owner) (date)

Lindsay Barnwell
L.B. 6-25-20
(Authorized agent) (date)

G. PERMISSION TO ENTER PROPERTY

I / We herewith grant permission for members of the Elk Rapids Township Planning Commission and the Zoning Administrator to enter my lot(s) / property for the purpose of investigating the scope and effect of this request.

Ray Pollen
(Signature)

owner
(Title)

7-20-20
(Date)

Michael Pollen
(Signature)

owner
(Title)

7-2-20
(Date)

H. ATTACHMENTS:

☐ Property Description

☐ Hearing Fee

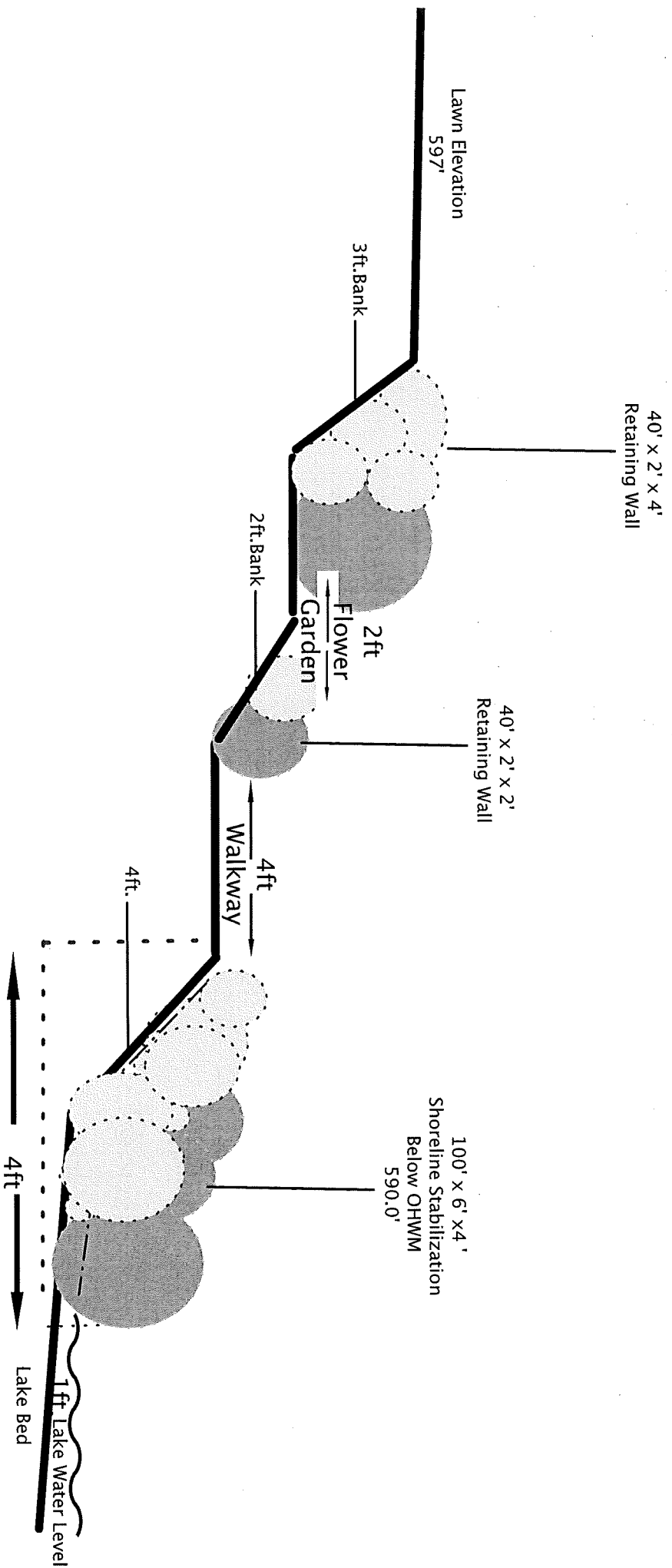
☐ Assignment of Agent

☒ Site Plan

☐ Plat or Deed restrictions

☐ Other

Cross Sectional Retaining Wall/Walkway

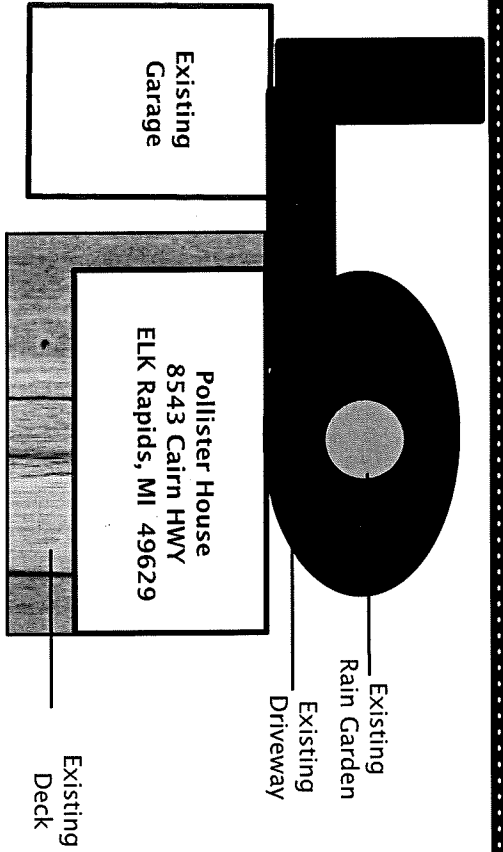


Raymond & Micki Pollister
05-06-015-047-52
Elk Lake
Elk Rapids Township
Antrim County
6-25-20

* 30 ton of rock

Raymond & Micki
Pollister
05-06-015-047-52
Elk Lake
Elk Rapids Township
Antrim County

Property Line



Property Line

Elevation
597.0'

27 ft

Untouched Bank

Untouched Bank

Riprap
Shoreline Stabilization

Elk Lake

OHWM
590.0'

6"-18'
fill rock

24" toe
rocks

7 (4 x 2 x 6")
steps

Grass Walkway
40' x 4' x 15'

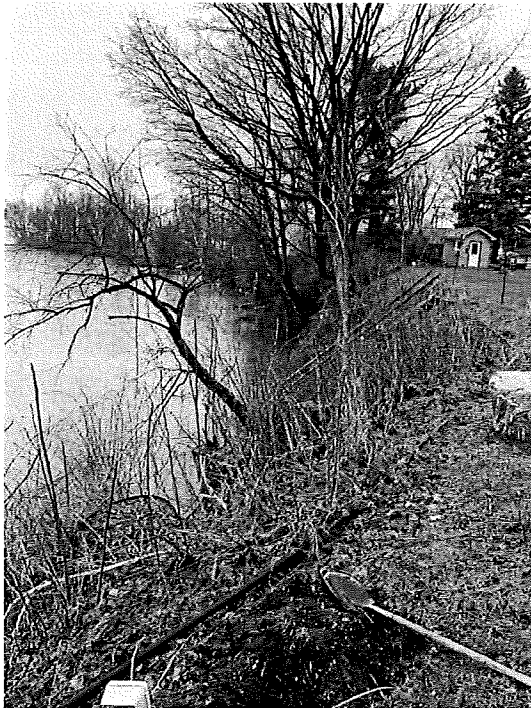
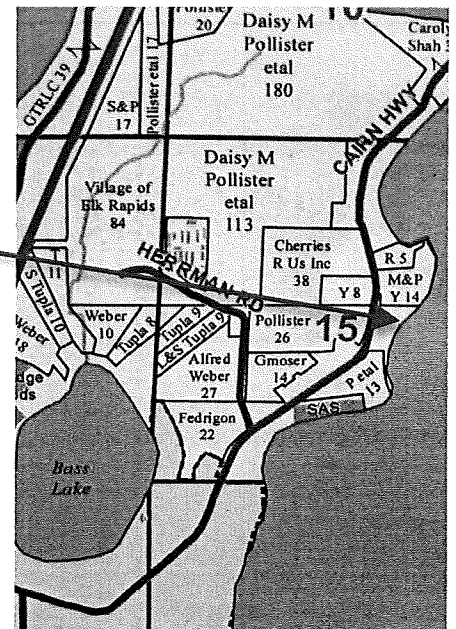
4ft

45ft

40ft

87'

Raymond & Micki Pollister
8543 Cairn HWY
Elk Rapids, MI 49629



Shoreline is very steep, this is looking South

Looking North



Looking South

