

ELK RAPIDS TOWNSHIP, PLANNING COMMISSION

Notice Public Hearing

The Elk Rapids Township Planning Commission will hold a public hearing on Tuesday May 16, 2023 at **1:30 PM** at the Government Center, 315 Bridge Street, Elk Rapids, MI to consider the following amendment to the Elk Rapids Township Zoning Ordinance.

Amendment 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.

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
April 20, 2023

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