

**Elk Rapids Township Special Planning Commission Meeting
Meeting Minutes – August 11th, 2025 – APPROVED**

The meeting of the Elk Rapids Township Planning Commission was called to order by Chairperson Zach Amos at 11:30 AM at the Government Center, 315 Bridge Street, Elk Rapids, MI 49629.

Roll Call/Present: Zach Amos, James Lundy, Emile Sabty, Shen Smith, and Tom Crandall.
(Quorum Established)

Absent: Matt Soper and Gary Peppler

Also Present: Creston Scheel, Assistant Zoning Administrator/Planner,

Audience: Chuck Hoyt (Representative from Nederveld), and 8 other members

Approval of Agenda: approved as is.

Motion: Smith/ Lundy **All in Favor- Motion Carried**

Approval of Minutes: **Motion to Approve the July 14th, 2025 Meeting Minutes.**

Motion: Lundy/ Crandall **Motion Carried.**

Public Comments: No public comments were made at this time

Motion to Open of Public Hearing: Rezone request and Site Plan review of a Planned Development three (3) non-living Storage Structures on 14969 Williams Dr (PID 05-06-625-001-00).

Motion: Smith/ Lundy **Motion Carried.**

Motion to Table: Rezone request and Site Plan review of a Planned Development three (3) non-living Storage Structures on 14969 Williams Dr (PID 05-06-625-001-00), to continue at the next planning meeting to be held on September 8th, 2025 at 11:30am.

Motion: Smith/ Sabty

Roll Call Vote:	T. Crandall-	YES
	J. Lundy --	YES
	E. Sabty –	YES
	S. Smith –	YES
	Z. Amos-	YES

**5 Voting YES – 0 Voting NO, Matt Soper and Gary Peppler absent.
Motion Passes.**

Motion to Open of Public Hearing: Site Plan approval for proposed gas station addition to property located at 11324 S US 31 (PID 05-06-032-008-00), current location of the US 31 Discount Liquor store. (Variance ZBA #157.)

Motion: Lundy/ Crandall **Motion Carried.**

Representative Chuck Hoyt gave applicant presentation
Staff Report was made by Creston Scheel- See Staff Report
Public Comment:

Carol Brady spoke to her concerns regarding road safety.
Larry Busby spoke to his concerns regarding safety, lighting, and site plans.
Vince Cooper spoke his concerns regarding water safety, road safety and lighting.

Motion to close Public Hearing.

Motion: Sabty/ Lundy

Motion Carried at 12:18pm.

Roll Call Vote:

J. Lundy --	YES
E. Sabty –	YES
S. Smith –	YES
Z. Amos-	YES
T. Crandall-	YES

5 Voting YES – 0 Voting NO, Matt Soper and Gary Pepler absent.

Motion Passes.

Board Discussion.

Motion to Approve the Site Plan for the proposed gas station at 11324 S US 31 as submitted by Gurwinder Malvia and Nederveld, Inc., contingent upon approval of the requested sign variance by the Elk Rapids Township Zoning Board of Appeals, dark night sky principals are upheld, the water drainage would meet criteria of the review engineer and MDOT approval. Approval is based on the findings of fact contained in the staff report dated August 4, 2025, and public hearing and in accordance with the applicable standards of the Elk Rapids Township Zoning Ordinance, including but not limited to Sections 11 (Commercial District), 14 (Parking), and 17 (Site Plan Review).

Motion: Smith/ Lundy

Roll Call Vote:

E. Sabty –	YES
S. Smith –	YES
Z. Amos-	YES
T. Crandall-	YES
J. Lundy --	YES

5 Voting YES – 0 Voting NO, Matt Soper and Gary Pepler absent.

Motion Carries.

Conclusion:

Zoning Administrators Report: Nothing New to Report

Township Attorney Report: No Attorney Report

New Business: No New Business

Unfinished Business: None to Report

Members Comments: Dorance Amos acknowledged Shen Smith’s 38 years of service to the community, serving on the Planning Commission Board, the Zoning Board of Appeals, etc, is currently the longest serving member in the Township.

Adjourn:

Motion:Lundy/ Crandall

Motion to Adjourn:

12:42 PM

(An audio tape of this Planning Commission Meeting is available at the Township Office)

(Minutes as of 09/08/25 – 12:46PM)