

**Elk Rapids Township Planning Commission Meeting  
Meeting Minutes – September 8<sup>th</sup>, 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:** Matt Soper, Gary Pepler, Jim Lundy, Emile Sabty, Tom Crandall, and Zach Amos

***(Quorum Established)***

**Absent:** David Krill

**Also Present:** Creston Scheel, Assistant Zoning Administrator/Planner,  
Thad Morgan, Township Attorney

**Audience:** Tom Reed (Applicant from 14969 Williams Dr- #05-06-625-001-00), along with 30 community members in audience.

**Approval of Agenda:** approved as is.

**Motion: Lundy/ Pepler                      All in Favor                      Motion Carried**

**Approval of Minutes:                      Motion to Approve the August 11th, 2025 Meeting Minutes.  
Motion: Sabty/ Lundy                      Motion Carried.**

**Public Comments:**

*Jim Muth:* Read letter from neighbors Patrick & Carole Brady; mentioned deed restrictions, property usage reasons have been changed many times, has too many unanswered questions.

*Elizabeth Andrews:* wants progress from the community if it makes sense, against added traffic.

*Cam Stankovich:* concerned about wetlands, flooding, and added traffic.

*Marshall Wright:* wants it to be kept under environmental ordinance/ control.

*Terry Morris:* worried about flooding, concerned if the driveway is the appropriate size, mentioned deed restrictions. Also added: questions about 19 current ordinances & questioned public access to board meeting packets.

*Keith Childs:* Read ordinance, opposed to more traffic.

*Tim Pioszak:* worried about watershed, runoff, flooding.

**Motion to Re-Open the Continuation 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: Lundy/ Pepler**

<b>Roll Call Vote:</b>	<b>M. Soper-</b>	<b>YES</b>
	<b>G. Pepler-</b>	<b>YES</b>
	<b>J. Lundy-</b>	<b>YES</b>
	<b>E. Sabty-</b>	<b>YES</b>
	<b>Z. Amos-</b>	<b>YES</b>
	<b>T. Crandall-</b>	<b>YES</b>

**6 Voting YES- 0 Voting NO  
(D. Krill Absent).**

**Motion Carried.**

Tom Reed gave application presentation; learned about Deed Restriction on Thursday (9/4/25) continued with the Planning Commission to learn what, if anything, he could do to move forward.

**Staff Report:**

Last meeting, S. Smith had asked about application form revisions and after speaking to Larry, there has not been application revisions. Likely from some type of software or website update. Township is not the enforcing body of Deed Restrictions; however, they do need to be considered and addressed.

**Public Comment:**

*Jim Muth:* Deed Restrictions and their 40-year term protection.

*Kathi Piosak:* Read letter from neighbors Tanya & Larry Potter; recalled seeing provisional paperwork for eight (8) units not the five (5) being requested in the application, question need for bathrooms within storage buildings.

*Robert Trenkle:* No way of controlling who has access to the storage units and no way to monitor their comings and goings.

**Motion to Close the Continuation of Public Hearing.**

**Motion: Lundy/ Soper**

**Motion Carried.**

**Motion to Table the Rezone request and Site Plan review of Planned Development three (3) non-living Storage Structures on 14969 Williams Dr. (PID 05-06-625-001-00) until the following points are clarified:**

1. Currently, there exists a deed restriction for residential use only on the property.
2. Clarification in the EGLE application is needed as to deed restrictions and property use for private residence.
3. Clarification of EGLE discrepancies between wetland permit application and rezoning application.

**Motion: Sabty/ Soper**

**Roll Call Vote:**

<b>G. Pepler-</b>	<b>YES</b>
<b>J. Lundy-</b>	<b>YES</b>
<b>E. Sabty-</b>	<b>YES</b>
<b>Z. Amos-</b>	<b>YES</b>
<b>T. Crandall-</b>	<b>YES</b>
<b>M. Soper-</b>	<b>YES</b>

**6 Voting Yes- 0 Voting NO**

**(D. Krill Absent).**

**Motion Carried.**

Board Discussion- none.

**Conclusion:**

**Zoning Administrators Report:** Nothing New to Report.

**Township Attorney Report:** House Bill that was recently passed removes Revenue Sharing with Townships.

**New Business:** No New Business

**Unfinished Business:** Packet requirements for Zoning Board of Appeals- adding required hard copies to be brought in addition to the application, to be discussed at November 10<sup>th</sup>, 2025 meeting.

**Members Comments:** None

**Adjourn:**

**Motion: Lundy/ Peppler**

**Motion to Adjourn:**

**12:31 PM**

*(An audio file of this Planning Commission Meeting is available on the Township Website)*

*(Minutes as of 11/10/25 – 12:30 PM)*