

**Elk Rapids Township Special Planning Commission Meeting  
Meeting Minutes – February 10, 2025 – Approved**

The meeting of the Elk Rapids Township Planning Commission was called to order by Chairman Zach Amos at 1:00 PM at the Government Center, 315 Bridge Street, Elk Rapids, MI 49629.

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

**Absent:**               Gary Pepler.

**Also Present:**      Creston Scheel, Township Assistant Zoning Administrator, Thadd Morgan, Township Attorney, and applicant Mark Poniatoski.

**Audience:**         None.

**Approval of Agenda:**   **Motion to Approve Agenda.**  
**Motion: Sabty/Lundy**   **Motion Carried.**

**Approval of Minutes:**   **Motion to approve the December 9, 2024 meeting minutes.**  
**Motion: Smith/Lundy**   **Motion Carried.**

**Public Comments:**     None.

**Mark Poniatoski – Townline/US31 – Townline Storage Development Presentation.**

Following is a summary of the comments, suggestions and dialog between the Planning Commission and Mark Poniatoski regarding his Townline storage application.

- Mr. Poniatoski confirmed to the Commission that he has not made any color changes; nor has he made any changes to the design of the buildings.
- The first phase of his project will be to complete the 14' berm, get entrances/roads and curbs in first.
- Project will start on the south end – put larger buildings in first – units 1-6 to start.
- Lighting was discussed – Mr. Poniatoski assured the planning commission the lights will not pose a problem with any future neighborhoods – lights will achieve dark skies and will be directed appropriately.
- Concern over adequate septic fields and water/sewer system was discussed. 31 units sharing the same well/septic will be maintained and managed to a higher degree than normal residential.
- Mr. Poniatoski would like to start this project as soon as possible.
- These units typically sell anywhere from \$400,000 - \$600,000.
- Landscaping and plantings were discussed. Mr. Poniatoski reported that his landscaping for this project will cost him approximately \$20,000.00
- The planned 8' woven wire fencing for this project was talked about at length. Shen Smith expressed concern that adding this type of fencing will be an eye sore to the area as people come in and out of the Village of Elk Rapids. Ms. Smith asked if Mr. Poniatoski could come up with a better solution. Mr. Poniatoski insisted this fencing was necessary to keep deer from eating his expensive landscaping.
- The Commission discussed a performance bond for this project and agreed that one will need to be implemented for the infrastructure of this project.

- Mr. Poniatoski noted that his property is currently zoned as R-2 Residential and is requesting that his property be rezoned.

**Conclusion:** The Commission concluded that a rezoning/site plan review public hearing will need to be scheduled to address the rezoning of this property to PD Planned Development.

**Motion: Sabty/Lundy**

Motion to set up a public hearing for **March 10, 2025 – 11:30 AM** to consider the rezoning request from Mark Poniatoski to rezone the property from R-2 Residential to PD Planned Development in order to build the proposed Townline storage facility on the property per detailed site plan and any additional proposed conditions.

**Roll Call Vote:**      **M. Crandall - YES**  
                                 **M. Soper - YES**  
                                 **J. Lundy - YES**  
                                 **E. Sabty - YES**  
                                 **Z. Amos - YES**  
                                 **S. Smith - Abstain**

**5 Voting YES – 1 Abstain**  
**(Gary Pepler is Absent)**

**Motion Carried.**

Shen Smith abstained from voting. **Entered into the record:** Ms. Smith believes having the 8' woven wire fencing would be a compromise to the residents of this township. She would like a more definitive decision on the fencing before casting her vote.

**Introduction:** Chaiman Zach Amos introduced Creston Scheel – New Assistant Zoning Administrator for the Township.

**Zoning Administrator Report:** None.

**Township Attorney Report:** None.

**New Business:** None.

**Unfinished Business:** None.

**Member Comments:** None.

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

**Adjournment:** 2:02 PM

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

*(Minutes Approved 3-10-2025)*