

Elk Rapids Township, Antrim County, Michigan
Planning Commission APPLICATION

1

Applicant INWOOD CAVES Agent TOM REED
(Property Owner)
Address 2946 WOODLIFF CR. Address SAME
ELK RAPIDS, MI 49506
City - State - Zip Code _____ City - State - Zip Code _____
Phone / Cell 616-644-7514 Phone / Cell _____
Fax Number _____ Fax Number _____
Email REEDTOM@COMCAST.NET Email _____

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

A. Action Requested

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 E Property Tax # 05-06-625-001-00
- 2. Present Use VACANT Physical Address 14969 WILLIAMS DR.
- 3. If property is platted, name of Plat and Lot #: WOODLANDS - LOT #1
- 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. NOT THAT I KNOW OF.
- 6. Names and addresses of all persons and/or firms other than yourself having a legal interest in the business and/or land.
NONE - SAME AS ABOVE
- 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? NONE
- 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.)
ER TOWNSHIP; EGLE

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

SEE ATTACHED PAGE

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

SEE ATTACHED PAGE


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

SEE ATTACHED PAGE

F. AFFIDAVIT

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.

 _____ 6-23-25 _____
 (owner) (date) (Authorized agent) (date)

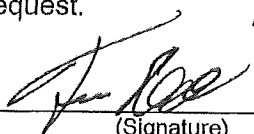
 (owner) (date)

 (owner) (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.

PLEASE CALL TOM FIRST 616-644-7514

 _____ *OWNER* _____ *6-23-25* _____
 (Signature) (Title) (Date)

 (Signature) (Title) (Date)

H. ATTACHMENTS:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Property Description | <input type="checkbox"/> Hearing Fee |
| <input type="checkbox"/> Assignment of Agent | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Plat or Deed restrictions | <input checked="" type="checkbox"/> Other |

Planning Commission Application

Item C Response:

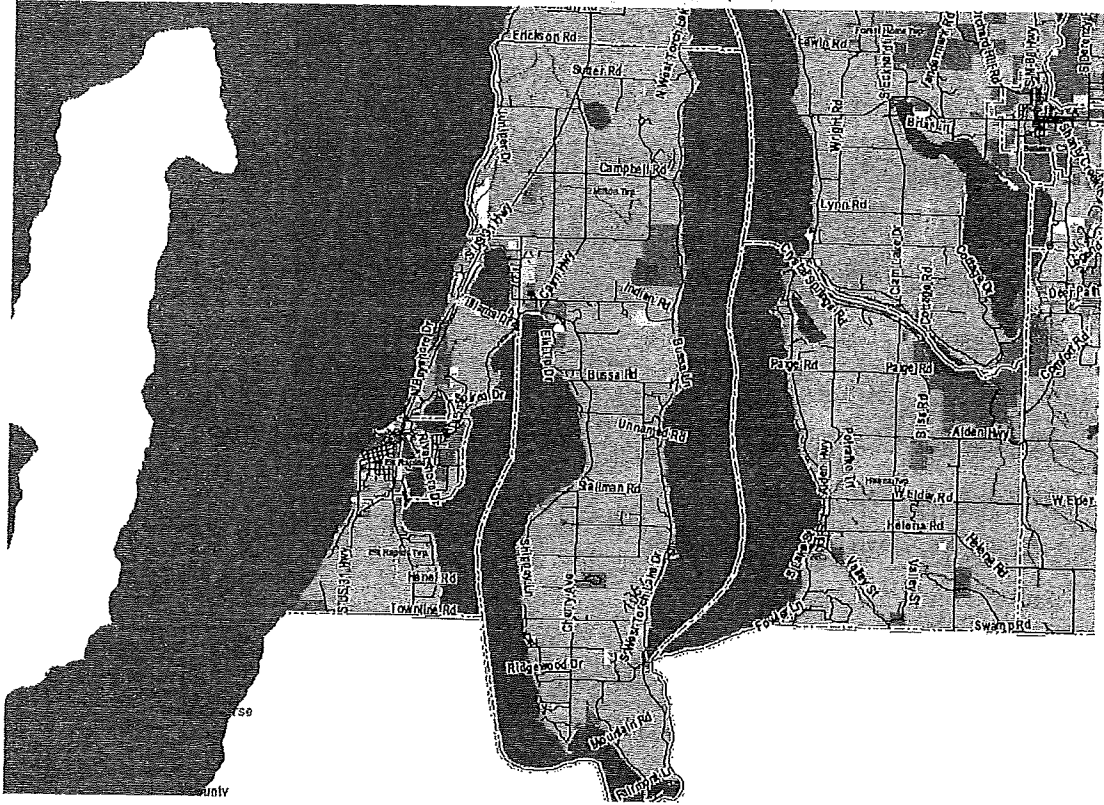
1. We are looking to rezone the parcel from Environmental to Planned Development Zone.
2. Also, we are looking for a site plan approval, once our formal site plan has been submitted and reviewed.
3. We are looking to have a small 5 unit recreational condo site approved.

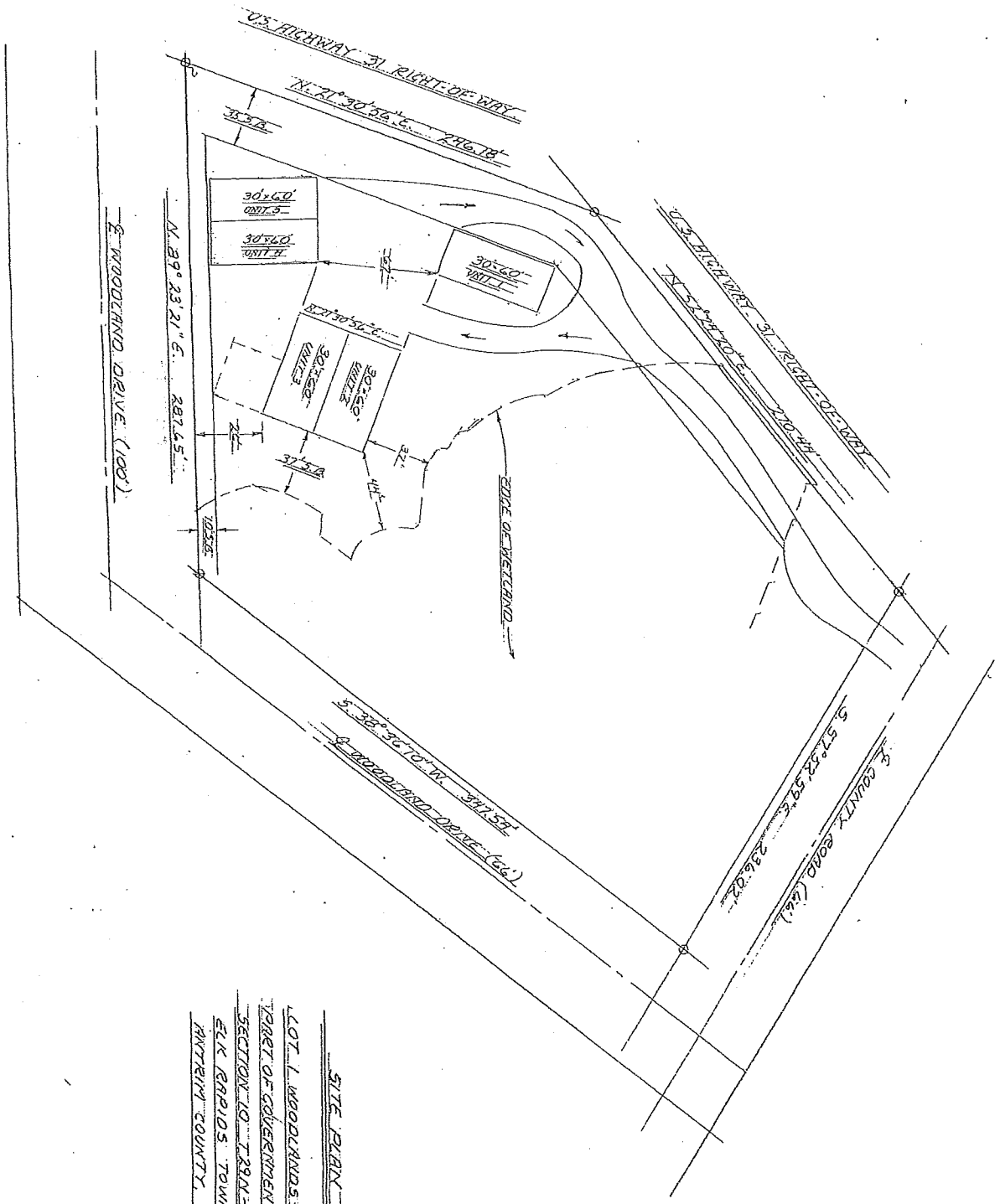
Item D Response:

1. This parcel is located on the corner of US-31 and Williams Dr. This odd parcel has been created by the US-31 bypass and Woodlands Dr., which is no longer active.
2. These units will provide local residents a place keep their boats, cars and other larger items verses keeping them on their small lakefront parcels.
3. The units will not have living quarters.
4. The 3 Buildings will not be visible from Williams Dr.
5. Each unit will be connected to the ER sewer system.
6. This will be a low volume of traffic.
7. We have had many positive responses to this project.
8. The drive has already been approved by the State and County and has been installed.

Item E Response:

1. Buildings may be visible from US-31 for a short distance; however screening will be added.
2. The parcel has been vacant for a long time.





SITE PLAN
LOT 1 WOODLANDS
PART OF GOVERNMENT LOTS 1 AND 2
SECTION 10 T89N R9W
ELK RAPIDS TOWNSHIP
HANTERN COUNTY, MICHIGAN

DATE: MAY 1 - 2025 SCALE: 1" = 40' DRAWING: 6-1	APPROVED BY: _____	MR. TOM REED LOT 1 WOODLANDS - ELK RAPIDS	_____ _____	DRAWN BY: F.A. YARDOKS
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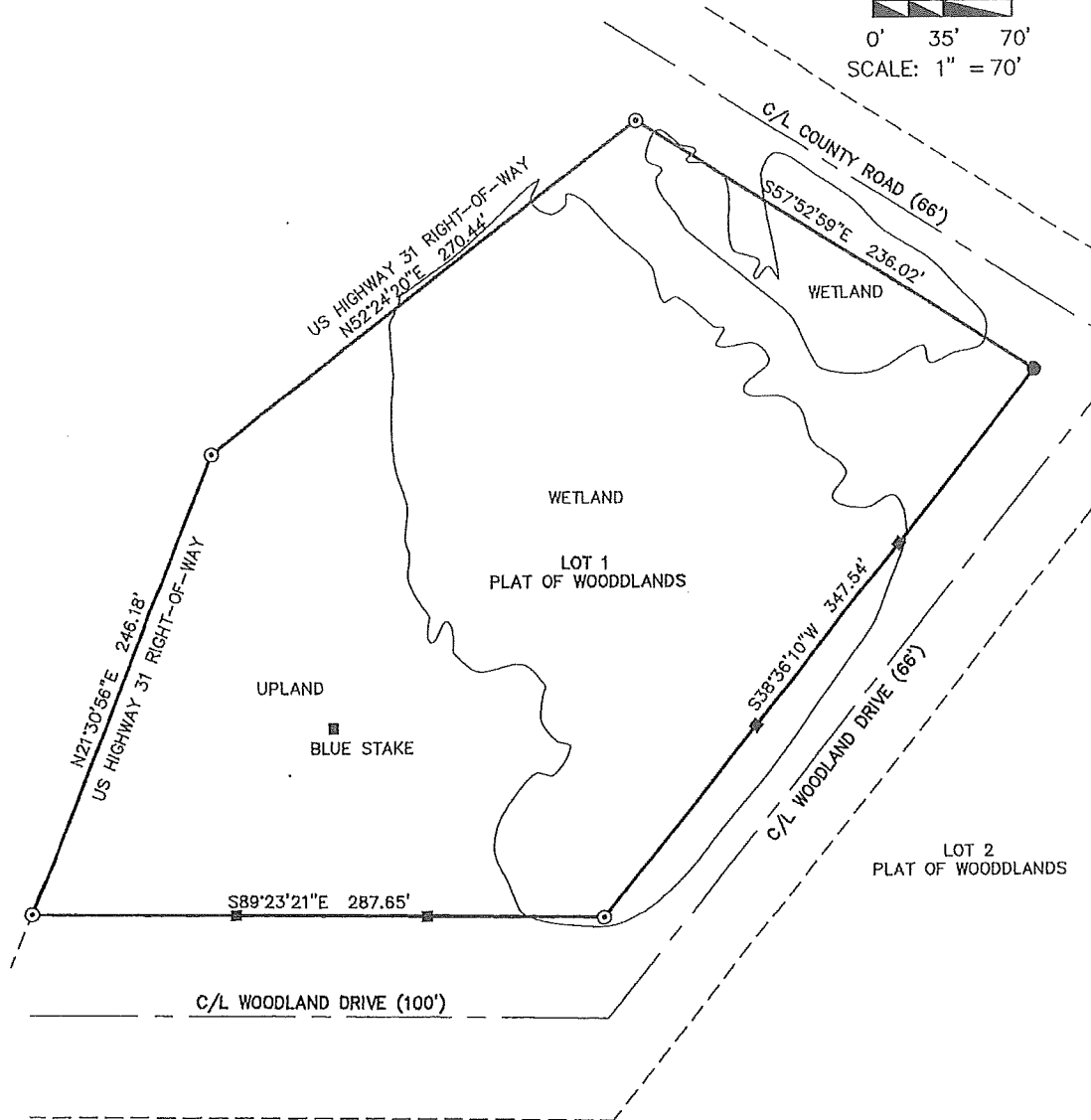
PROPERTY SKETCH

LEGEND

- | | |
|------------------------|------------------------------|
| ● = SET 1/2" ROD & CAP | ⊗ = FD. CONC. MON. |
| ⊙ = FD. FARRIER IRON | ⊗ = SET CONC. MON. |
| ○ = FD. IRON | R = RECORD |
| ▲ = SET NAIL | M = MEASURED |
| △ = FD. NAIL | PR = PRORATED |
| | ■ = SET PROPERTY LINE STAKES |



0' 35' 70'
SCALE: 1" = 70'



DESCRIPTION

PARCEL OF LAND SITUATED IN THE TOWNSHIP OF ELK RAPIDS, COUNTY OF ANTRIM, STATE OF MICHIGAN DESCRIBED AS FOLLOWS TO-WIT:

LOT 1, PLAT OF WOODLANDS, PART OF GOVERNMENT LOTS 1 AND 2, SECTION 10, T29N-R9W.

2.65 ACRES

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 FAX(231)258-3249 office@farriersurveying.com	CLIENT TOM REED	DRAWN: DES	FILE No. 20020	
	DESCRIPTION LOT 1, WOODLANDSPART OF GOVERNMENT LOTS 1 AND 2, SECTION 10, T29N-R9W, ELK RAPIDS TOWNSHIP, ANTRIM COUNTY, MICHIGAN	CHECK: DRF	Fd. Bk. , Pg.	
		REVISED:	DATE: 12/7/2020	
			SHEET: 1 of 2	
C:\DATA DRIVE\Carlson Projects\2020\20020 REED\20020 REED.dwg 12/7/2020 8:32:54 AM				

