

◆ MEMBERS

James Gurr – 12/31/2016
Chair

Rick Teague – 12/31/2018
Vice Chair

Barbara Bradford – 12/31/2016
Secretary

Jill Barnard - 12/31/2018

Bill Bailey – 12/31/2018

Mike Hayes - 12/31/2016

Ron Tschudy -12/31/2017

Christian Marcus – term elected

Laura Stanek – term elected

◆ ADVISORY

Stan Moore

◆ STAFF

Pete Garwood
County Administrator
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Janet Koch
Associate Planner
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Tina Schrader
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Katie Verellen
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◆ OFFICE ADDRESS

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◆ SPECIAL ASSISTANCE

If you wish to attend a Planning Commission Meeting and require special assistance, please contact the Administration and Planning Office.

Antrim County Planning Commission

To: Antrim County Planning Commission
From: Janet Koch, Associate Planner
Date: November 29, 2016
Re: Meeting Notice

The Antrim County Planning Commission meeting is scheduled for

Tuesday, December 6, 2016 at 5:30 p.m.

**Board of Commissioner's Room
Antrim County Building
203 East Cayuga Street, Bellaire, Michigan**

Agenda

5:30 p.m. Call to Order
5:31 p.m. Pledge of Allegiance
5:32 p.m. Conflict of Interest Disclosure
5:33 p.m. Public Comment
5:34 p.m. Approval of Minutes
5:35 p.m. Elk Rapids Township Zoning Ordinance Amendment
Various Matters
Public/Member Comment
Adjournment

If you have any questions, concerns or are unable to attend this meeting, please contact the Administration and Planning Office at 231-533-6265.

We appreciate your cooperation in this matter.

Thank you.

Enclosures:

*Planning Commission Minutes – November 1, 2016 – attached pgs. 2-3
Board of Commissioners Minutes – November 10, 2016 – attached pgs. 4-14
Elk Rapids Twp. Zoning Ordinance Amendment – attached pgs. 15-24*

County of Antrim - Planning Commission

Jill Barnard
Mike Hayes
Bill Bailey

Jim Gurr, Chairman
Rick Teague, Vice-Chair
Barbara Bradford, Secretary

Laura Stanek
Christian Marcus
Ron Tschudy

Minutes - November 1, 2016

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire, Michigan

Members Present: Jim Gurr, Bill Bailey, Jill Barnard, Barb Bradford, Mike Hayes, Christian Marcus, Rick Teague, Ron Tschudy
Members Absent: Laura Stanek
Staff and Others: Pete Garwood, Janet Koch

1. Meeting called to order at 5:33 p.m. by Chairman Jim Gurr

2. Pledge of Allegiance

3. Conflict of Interest Disclosure

None.

It was the consensus of the Planning Commission to add "Torch Lake Township Zoning Ordinance Amendment" to the agenda ahead of the Helena Township Proposed Zoning Ordinance Changes agenda item.

4. Public Comment

None.

5. Approval of Minutes

Mr. Teague corrected his statement in 7) regarding the Grass River Road, to note that he'd been speaking specifically about Helena Township taxpayers.

Motion by Rick Teague, seconded by Jill Barnard, to approve the minutes of the September 6, 2016 meeting as corrected. Motion carried – unanimous.

6. Torch Lake Township Proposed Zoning Ordinance Amendment

The Planning Commission discussed the Ordinary High Water elevation and what the designation meant.

Motion by Rick Teague, seconded by Mike Hayes, that the Antrim County Planning Commission found no incompatibilities between the Antrim County Master Plan and the proposed zoning ordinance amendment to Section 23.01 and recommended that Torch Lake Township approve the changes. Motion carried – unanimous.

7. Helena Township Proposed Zoning Ordinance Changes

Mr. Gurr noted that he was also Chairman of the Helena Township Planning Commission. Mr. Marcus asked about the language in 7.07.J regarding Township private road standards and why it was being struck. Mr. Gurr said there were no Township private road standards and removing the language clarified the ordinance. He added that new roads are subject to the township's site plan review process, which has a set of standards that must be met.

Home occupations were discussed. Mr. Gurr said the zoning ordinance allowed home occupations as a Use by Right if they met a number of requirements. A Special Use Permit was required for home occupations that didn't meet those requirements. Mr. Garwood noted that amending an ordinance must be done through an ordinance, and not simply by a motion.

Motion by Mike Hayes, seconded by Barb Bradford, that the Antrim County Planning Commission found no incompatibilities between the Antrim County Master Plan and the proposed Helena Township Zoning Ordinance changes and recommended that the Helena Township Board approve the changes proposed by their Planning Commission. Motion carried – unanimous.

8. Capital Improvement Plan (CIP)

The Planning Commission discussed the proposed capital improvement projects. Ms. Bradford said she considered repairing the County Building siding a priority. Mr. Teague said he saw future capital improvement projects as unfunded liabilities.

9. Various Matters

Mr. Marcus said he'd attended the Citizens Planner course during the recent Michigan Association of Planning conference.

Ms. Koch said the Administration Office had received a Notice of Planning from Kalkaska County regarding an update to their Master Plan.

10. Public/Member Comment

Mr. Tschudy asked about a recent decision of the Board of Commissioners regarding hydraulic fracturing. The Planning Commission discussed the process the Board uses to approve resolutions from other municipalities. Mr. Bailey asked about sources for grants and loans distributed by the Michigan Strategic Plan.

**Motion by Jill Barnard, seconded by Ron Teague, to adjourn the meeting.
Motion carried – unanimous.**

Meeting adjourned at 7:34 p.m.

Submitted and Approved

Barb Bradford, Secretary
Antrim County Planning Commission
Date:

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

Thursday, November 10, 2016

The Chairman called the meeting to order at 9:00 a.m.

Members present: David Heeres, Bob Wilson, Karen Bargy, Ed Boettcher, Bryan Smith, Michael Crawford, Laura Stanek, Chuck Johnson, Christian Marcus.

Absent: None.

Pledge of Allegiance to the U.S. flag.

Moment of Silence

The Chairman requested Public Comment. Mike Hayes spoke to the Board to honor retiring Commissioner Laura Stanek and thanking her for her more than 20 years of service to Antrim County and that Antrim County will miss her commitment, integrity and dedication to the Board and the tax payers of the County, she will be greatly missed. Dan Bean, Sheriff, spoke to the Board as the Chairman of the 911 Board in support for the funding source to be the 911 Fund to either repair the current 911 Dispatch Center's 5500 consoles or to purchase the 7500 consoles. Michelle Jump spoke to the Board in support of her easement request to bore underground to an unused drainfield located off Brake Road to a parcel that is five (5) acres and is owned by the County. The Northwest Michigan Health Department has determined that the existing mound drainfield on-site does not meet minimum Sanitary Code standards and have required that a suitable off-site location be obtained for the project to continue. She stated that she and her family have a long history on Grass River with seasonal visits and living on the river they have always been dedicated to the preservation and have donated to Grass River Natural Area. Paul Zak spoke to the Board in support of property owner's rights and before moving forward with the Jump proposal that they consider if a decision to approve would harm the rights of others and being County property the people of Antrim County are the owners. He stated that the Forestry Ordinance #1-2009 was placed to protect the public and that the ordinance should be amended to include all County Parks and to sell would take a vote of the people. Brenda Ricksgers spoke on the Jump request stating that the rules that have been established are to protect and the proposal from the Jump family would set a precedent as prior requests have been denied by this Board. Public comment closed at 9:16 a.m.

It was moved by Stanek, seconded by Johnson that the minutes of October 13, 2016 be approved. Motion carried – all present voting yes.

Consent Agenda

Bargy requested that two (2) items be pulled. Administration and County Services item for the purchase and installation of the paging software at a cost of \$4,900.94 and from the Finance of a Whole item to approve \$345,000 for the 2017 purchase and installation of MCC7500 consoles with the funding from the Gas & Oil Royalties Reserve Fund #144.

It was moved by Bargy, seconded by Marcus the Claims and Accounts totaling \$310,936.52 be approved and paid. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

Thursday, November 10, 2016

It was moved by Bargy, seconded by Marcus that an appraisal of property owned by Acer Paradis, Inc. property tax id #05-05-031-002-01 property description East ½ of the Southwest fractional ¼ of Section 31, Town 31 North, Range 7 West, (property adjacent to Mohrmann Park) be completed before the next Buildings, Lands and Infrastructure Committee meeting, with the funding of appraisal to be paid from the Forestry Fund #230 and that Deb Haydell, County Financial Fiscal Officer be authorized to make budget a amendment in 2016 and that the appraisal be completed in 2016 be approved. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Stanek, seconded by Marcus that the quoted road improvement project at the Elk Rapids Day Park, using Afton stone at a cost not to exceed \$8,150.00 and that the funding source be the General Fund, Barnes Park Budget Department #756, with the work to be completed in 2016, and that the Deb Haydell, Financial Fiscal Officer be authorized to make the 2016 budget amendments for the completed project from the General Fund Parks Departments #756 and #757 for the total cost of project at year end 2016 be approved. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Stanek, seconded by Marcus that Deb Haydell, Financial Fiscal Officer be authorized to make a budget amendment in the amount of \$5,000.00 for the Elk Rapids Hydro Dam Fund #582, Capital Outlay for the 2016 budget for the costs of engineering and the analysis of lead and cadmium, and that a budget amendment in the amount of \$328.02 for the cost of a dissolved oxygen analysis as required by the Michigan Department of Environmental Quality to be paid from the Elk Rapids Hydro Fund #582, contractual services for a total of \$5,328.02 be approved. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Stanek, seconded by Marcus that the Chairman be authorized to execute the contracts for services for the 2017 appropriations with the Antrim County Fair, Conservation Resource Alliance, Traverse Area District Library, The Watershed Center Grand Traverse Bay and the 2017 fiduciary services agreements with Goodwill Industries of Northern Michigan Inc. for the Antrim County Community Collaborative be approved. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

RESOLUTION #27-2016 By Laura Stanek, seconded by Christian Marcus
In accordance with Act 197, Public Acts of Michigan 1975, as amended,

**A Resolution to Exempt Antrim County Tax Levy from
Capture by the Village of Ellsworth
Downtown Development Authority (DDA)**

WHEREAS, the Village of Ellsworth has sent the County of Antrim notice of a public hearing held on August 8, 2016 to consider adoption by the Village Council of an ordinance to create a Downtown Development Authority (DDA), and

ANTRIM COUNTY BOARD OF COMMISSIONERS

Thursday, November 10, 2016

RESOLUTION #27-2016 continued.

WHEREAS, Act 197, Public Acts of Michigan 1975, as amended, requires the notice be sent, by certified mail not less than 20 days before the public hearing, to the governing body of each taxing jurisdiction levying taxes that would be subject to tax capture if the authority is established and a tax increment financing plan is approved, and

WHEREAS, as an affected taxing jurisdiction, Antrim County received a notice of the public hearing on September 21, 2016 by regular first class mail and a second notice of the public hearing on October 13, 2016 by certified mail, neither of which appear to have met the statutory requirements, and

WHEREAS, if it is determined that the Village of Ellsworth is free to continue the current process to create a Downtown Development Authority (DDA), the adoption of a Downtown Development Authority (DDA) will enable the capture of County tax revenue, and

WHEREAS, on October 8, 2009 the Antrim County Board of Commissioners approved a Tax Sharing Policy which provides conditions under which Antrim County may participate in a tax sharing agreement with the local unit of government considering the establishment of a Downtown development Authority (DDA), and

WHEREAS, the tax sharing agreement discussion is to begin after the County takes the appropriate action to exempt the County tax levy from capture by the local unit of government with the intention that if and when an agreement can be reached the County will allow some tax capture under specific conditions, and

NOW, THEREFORE, BE IT RESOLVED, the Antrim County Board of Commissioners hereby exempts the Antrim County tax levy from capture by the proposed Village of Ellsworth Downtown Development Authority (DDA).

Yes – David Heeres, Bob Wilson, Karen Bargy, Ed Boettcher, Bryan Smith, Michael Crawford,
Laura Stanek, Chuck Johnson, Christian Marcus;
No – None;
Absent – None.

RESOLUTION #27-2016 DECLARED ADOPTED.

Lori Sak, President of the Grass River Natural Area Board spoke to the Board to inform them that the Grass River Natural Area Board unanimously voted to strongly oppose the selling of the County five (5) acre parcel and also opposed the granting of an easement for a sewer system to cross the property to the Jump's. Stating that the property was donated to Grass River Natural Area and that Grass River Natural Area in 2009 gave the land to the County. She requested that communications be provided to the Grass River Natural Area Board to inform their Board of any issues that involve land or easement requests in the future that pertain to Grass River land, connecting and adjacent lands to Grass River.

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

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Peter Garwood spoke on the Jump's request for an easement to the County parcel and to inform all that County policy requires a direct benefit to the County and that the County parcel is unusual as there are two (2) drain fields already existing on parcel, one (1) is currently being used and the other has never been used; with both drain fields being installed by a prior owner before the property was donated to Grass River Natural Area, and that the County has not considered selling the parcel, and that the parcel is not part of any Trust Fund Grant.

Commissioner Bargy stated that Mr. and Mrs. Jump have not exhausted all easement opportunities for an off-site system.

James Houserman, Assistant Equalization Director presented the Revised 2016 Apportionment Report.

It was moved by Boettcher, seconded by Marcus that the Revised 2016 Apportionment Report be accepted and the Equalization Director, Cindy Reetz be authorized to execute the report. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Johnson, seconded by Smith that the proposed amendments to the lease agreement between Antrim County and the Nifty Thrifty Shop, Inc. as approved by the Board on October 13, 2016 be approved and that the Chairman be authorized to execute the amended lease agreement between Antrim County and the Nifty Thrifty Shop, Inc. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Johnson, seconded by Heeres that the Board approve an intent to establish a possible easement with Don and Michelle Jump for a sewer utility easement across the County owned parcel #05-04-006-032-50 for the purpose of connecting a home at 5713 Brake Road to the unused existing drain field on the County's parcel and that the Jump's provide the site plan approval from the Northwest Michigan Health Department, and that a fair market value be determined to include all cost of the easement's legal description and recording fees to be assessed to the Jump's and that the information be provided to the Buildings, Lands and Infrastructure Committee for the meeting of November 29, 2016 for their review and that a recommendation be provided to Board for consideration.
NO VOTE TAKEN

It was moved by Stanek, seconded by Wilson that Jump easement proposal be **TABLED for 30 days to the December 8, 2016 Board meeting.** Motion failed as follows: Yes – Wilson, Bargy, Stanek, Marcus; No – Heeres, Boettcher, Smith, Crawford, Johnson; Absent – None.

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

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It was moved by Johnson, seconded by Heeres that the Board approve an intent to **negotiate** a possible easement with Don and Michelle Jump for a sewer utility easement across the County owned parcel #05-04-006-032-50 for the purpose of connecting a home at 5713 Brake Road to the unused existing drain field on the County's parcel and that the Jump's provide the site plan approval from the Northwest Michigan Health Department, and that a fair market value be determined to include all costs of the easement's legal description and recording fees to be assessed to the Jump's and that the information be provided to the Buildings, Lands and Infrastructure Committee for the meeting on November 29, 2016 for their review and that a recommendation be provided to the Board for consideration at the December 8, 2016 meeting. Motion carried as follows: Yes – Heeres, Bargy, Boettcher, Smith, Crawford, Johnson, Marcus; No – Wilson, Stanek; Absent – None.

It was moved by Johnson, seconded by Smith that the Chairman be authorized to execute the timber sale agreement to clear out and salvage the diseased ash and beech trees and the trees that create safety concerns, the agreement with Fahl Forest Products on a portion of the County-owned property known as the "Glacial Hills Pathway and Natural Area" with a revised pricing structure due to the nature of the market and the trees being taken out. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Johnson, seconded by Smith that the bid from Torch Lake Firewood owner Sandra Barnes be approved for a period of three (3) years, camping seasons of 2017, 2018 and 2019 for the provision of firewood for Barnes Park Campground at a cost of \$3.25 per bundle. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Johnson, seconded by Heeres that the bid from Gmoser's Septic Service, Inc. for a period of three (3) years, for 2017, 2018 and 2019 for the provision and servicing of porta johns at the following Antrim County parks at a total cost of \$905.00 per month be approved as follows:

Wetzel Lake -1 handicap/ 1 regular
Antrim Creek Natural Area – 2 handicaps
Noteware's Landing – 1 handicap
Willow Day – 1 handicap

Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

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It was moved by Johnson, seconded by Smith that the bid from American Waste for trash removal at the Antrim County facilities for a period of three (3) years, 2017,2018 and 2019 be approved as follows:

County Building	\$ 125.00 per month
Antrim County Transportation	\$ 65.00 per month
Antrim County Jail	\$ 250.00 per month
Antrim County Animal Shelter	\$ 65.00 per month
Antrim County Airport	\$ 10.00 per month
Barnes Park: on call	\$ 30.00 per empty
Barnes Park: mid-season	\$ 295.00 per month
Barnes Park: early, late season	\$ 145.00 per month
Elk Rapids Day Park	\$ 65.00 per empty

Motion carried as follows: Yes – Heeres, Wilson, Bary, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; Absent – None.

Commissioner Wilson left meeting at 10:51 a.m.

It was moved by Johnson, seconded by Smith that for the Barnes Park Electrical Pedestal project Change Order #1 at a cost of \$5,500.00 for the use of “Vibra Plowing” the method to bury the new electrical cable in lieu of trenching and Change Order #2 at a cost of \$2,175.00 for an additional 750 feet of electrical cable totaling \$7,675.00 be approved. Motion carried as follows: Yes – Heeres, Bary, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – Wilson.

Commissioner Wilson returned to meeting at 11:53 p.m.

It was moved by Johnson, seconded by Smith that the Barnes Park Electrical Pedestal project Change Order #3 at a cost of \$ 2,465.00 for additional electrical cable be approved. Motion carried as follows: Yes – Heeres, Bary, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – Wilson; Absent – None.

Peter Garwood, County Administrator updated the Board on the lease agreement with the Department of Health and Human Services (DHHS), the State has confirmed that it is their intention to execute the lease as proposed.

It was moved by Johnson, seconded by Smith that the Chairman be authorized to execute State Lease #10171-2016 between Antrim County and the State of Michigan by the Department of Technology, Management and Budget for the Department of Health and Human Services (DHHS) for a period of ten (10) years effective January 1, 2017 through December 31, 2026 be approved. Motion carried as follows: Yes – Heeres, Wilson, Bary, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

Thursday, November 10, 2016

It was moved by Boettcher, seconded by Marcus that the purchase and installation of a County paging system compatible with County phone system from Presido for the SynApps Endpoint #013284 Version 1 Announce – T1 at a cost of \$3,060.00, T1-PCS maintenance agreement for one (1) year at the cost of \$612.00, SA Mobile yearly fee at the cost of \$44.50, SMS Text at the cost of \$444.44, Service Y & M Cisco at the cost of \$740.00 totaling \$4,900.94 be approved and paid from the 2016 budget, General Fund, I.T. Department #101-228-802.238. Motion carried as follows: Yes – Heeres, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – Wilson, Bary; Absent- None.

It was moved by Wilson, seconded by _____ that the purchase and installation of MCC7500 consoles be purchased for the 911 Dispatch Center in 2017 at a cost of \$345,000.00 and the funding source be from the Gas & Oil Royalties Reserve Fund #144. **DIED LACK OF SUPPORT**

It was moved by Marcus, seconded by _____ that the purchase and installation of MCC7500 consoles be purchased for the 911 Dispatch Center in 2017 at a cost of \$345,000.00 and the funding source be from the 911 Fund #261. **DIED LACK OF SUPPORT**

It was moved by Boettcher, seconded by Smith that the recommendation be accepted from the 911 Board that any purchases for the 911 Dispatch Center for MCC5500 consoles or the MCC7500 consoles be paid from the 911 Fund #261 be approved. Motion carried as follows: Yes – Bary, Boettcher, Smith, Crawford, Stanek, Johnson; No – Heeres, Wilson, Marcus; Absent – None.

It was moved by Boettcher, seconded by Heeres that work hours be increased from twelve (12) hours per week to twenty (20) hours per week for the Clerk typist in the Veterans Affairs Office effective November 14, 2016 be approved. Motion carried as follows: Yes- Heeres, Wilson, Bary, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Boettcher, seconded by Heeres that the Chairman remove Bob Youmans from the Antrim County Veterans Affairs Committee due to Absenteeism. Motion carried as follows: Heeres, Wilson, Bary, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

The Chairman removed Bob Youmans from the Antrim County Veterans Affairs Committee due to absenteeism.

It was moved by Stanek, seconded by Boettcher that the removal of Bob Youmans from the Antrim County Veterans Affairs Committee due to absenteeism be accepted. Motion carried – all present voting yes.

It was moved by Boettcher, seconded by Heeres that the Telephone System Paging Use Policy be adopted. Motion carried – all present voting yes.

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

Thursday, November 10, 2016

RESOLUTION #28-2016 By Ed Boettcher, seconded by Christian Marcus**SUPPORT FOR HIGH SPEED FIBER INTERNET CONNECTIVITY**

WHEREAS, high speed fiber internet connectivity is crucial to attract and retain companies, ventures, and individuals that create high-value employment; and

WHEREAS, the attraction, retention and expansion of such business ventures is critical to maintain future public funding for local government and education systems, as well as high quality healthcare services, family-sustaining wages, and quality of life; and

WHEREAS, the competitive advantage in today's knowledge-based economy will go to the communities and regions that have high-speed fiber connectivity; and

WHEREAS, the Governor's 21st Century Infrastructure Commission includes the deployment of high-speed internet connectivity across regional infrastructure providers; and

WHEREAS, this type of infrastructure development is a crucial component of achieving many of the economic prosperity strategies detailed in the Framework for our Future regional prosperity plan; and

THEREFORE, BE IT FURTHER RESOLVED, that the Antrim County Board of Commissioners supports public and private efforts to advance the development of high-speed fiber internet connectivity throughout Antrim County and the Northwest Region of Michigan, and authorizes its County Administrator to express formal support for specific fiber projects within both Antrim County and the Northwest Region consistent with this Resolution.

Yes – Heeres, Wilson, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus;

No – Bargy;

Absent – None.

RESOLUTION #28-2016 DECLARED ADOPTED.

It was moved by Boettcher, seconded by Heeres that the following wage and salary increases be approved for 2017 a 2% pay increase for salary employees and a 2% pay increase in hourly wages for employees for the General Unrepresented, the Part-time/Seasonal employees, and a 2% pay increase for the County Administrator, and that Deb Haydell, County Financial Fiscal Officer be authorized to make the corresponding 2017 budget amendments from the General Fund – Special Projects – Contingencies 101-895-999 to the departments wage line items for 2017. Motion carried as follows: Yes – Heeres, Wilson, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – Bargy; Absent – None.

It was moved by Boettcher, seconded by Heeres that an additional step be added to the Parks wage scale to add a twenty-year (20) step for the Seasonal Part-time parks attendants, resulting in an hourly rate of \$16.42 in 2017 be approved. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

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It was moved by Boettcher, seconded by Heeres that in 2017 the County will be in the 2nd year of the County's 4 year parity plan based on the 2015 wage study resulting in the following parity increases and that these increases are to be calculated after the addition of the 2% wage and salary increase approved for the General Unrepresented for the following department head positions: Parks Manager 3%, Maintenance Director 3%, Commission on Aging Director 3%, Veterans Affairs Director 4%, the Finance Director 5%, the Emergency Services Coordinator 6.5%, and the IT Director 6.5%, and that Deb Haydell, Financial Fiscal Officer be authorized to make the corresponding 2017 budget amendments from the General Fund – Special Projects – Contingencies 101-895-999 to increase each department heads wage line items in the 2017 budgets be approved. Motion carried as follows: Yes – Heeres, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – Wilson, Bargo; Absent – None.

It was moved by Boettcher, seconded by Johnson that the Associate Planner salary be increased by 1.8% (\$826.00) in addition to the 2% increase given to the General Unrepresented employees for the year 2017, and that Deb Haydell, Financial Fiscal Officer be authorized to make the corresponding 2017 budget amendment from the General Fund – Special Projects – Contingencies 101-895-999 to increase the wage line item for the Associate Planner 2017 budget be approved. Motion carried as follows: Yes – Heeres, Wilson, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – Bargo; Absent – None.

It was moved by Bargo, seconded by Wilson to authorize the Chairman to execute Commission on Aging contracts for services for snow plowing the parking lots, shoveling the walkways and removal of snow piles as necessary at the Bellaire Senior Center from November 10, 2016 through April 30, 2017 with Union Designs & Landscaping, LLC. and to execute the contracts for services for snow removal at private senior residences in various locations throughout Antrim County from November 10, 2016 through April 30, 2017 with the following contractors:

John Bacca, C & K, Inc.
Garrett Landscaping
Marshall & Sons Contracting
SJ & Family Lawn Care
Union Designs & Landscaping, LLC.

Motion carried as follows: Yes – Heeres, Wilson, Bargo, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

It was moved by Stanek, seconded by Johnson that the lease agreement between Antrim County E911 and Otec Tower Systems (Mancelona Tower) for an initial three (3) year period with a clause that enables either party to terminate by providing the other party with a 180 day notice thereafter at a cost of \$1,395.00 per quarter or \$5,580.00 per year be approved. Motion carried as follows: Yes – Wilson, Bargo, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – Heeres; Absent – None.

Peter Garwood, County Administrator spoke to the Board to request permission to apply for a Michigan Department of Environmental Quality Scrap Tire Grant.

Draft

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It was moved by Marcus, seconded by Smith that the Administration Office be approved to move forward with an application for a Michigan Department of Environmental Quality Scrap Tire Grant. Motion carried as follows: Yes – Heeres, Wilson, Bargy, Boettcher, Smith, Crawford, Stanek, Johnson, Marcus; No – None; Absent – None.

RESOLUTION #29-2016 By Laura Stanek, seconded by Bryan Smith

**PROJECT AUTHORIZATION RESOLUTION
ANTRIM COUNTY – ANTRIM COUNTY TRANSPORTATION**

WHEREAS, this Resolution shall also approve execution of Project Authorizations for any programs designated by Antrim County Transportation and /or Project Authorizations for amount determined by Antrim County Transportation with the Michigan Department of Transportation which are issued under the Master Agreement Number 2017-009; and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioner Board Chairman of Antrim County is authorized to enter into and execute on behalf of Antrim County Transportation for passenger transportation related services for the Agreement period.

Yes – David Heeres, Bob Wilson, Karen Bargy, Ed Boettcher, Bryan Smith, Michael Crawford, Laura Stanek, Chuck Johnson, Christian Marcus;

No – None;

Absent – None.

RESOLUTION #29-2016 DECLARED ADOPTED.

RESOLUTION #30-2016 By Bryan Smith, seconded by Laura Stanek

RESOLUTION OF APPRECIATION TO CHUCK JOHNSON

WHEREAS, *Chuck Johnson* was appointed to the Antrim County Board of Commissioners serving from January 13, 2015 through November 20, 2016; and

WHEREAS, during his appointment *Chuck Johnson* served as Chairman of the Building, Lands & Infrastructure Committee and also served as a member of the following Standing Committees: Planning Commission, Capital Improvement Committee, Finance, Ways and Means Committee; and

WHEREAS, *Chuck Johnson* served on the Housing Committee; and

WHEREAS, *Chuck Johnson* always served as a key member during his service on the Board with honest and thoughtful consideration to each issue; and

WHEREAS, all of us at Antrim County have come to appreciate *Chuck Johnson's* integrity and loyalty to Antrim County; and

Draft

ANTRIM COUNTY BOARD OF COMMISSIONERS

Thursday, November 10, 2016

RESOLUTION #30-2016 continued.

NOW, THEREFORE, BE IT RESOLVED, that the Antrim County Board of Commissioners, on behalf of the citizens and employees of Antrim County, expresses sincere appreciation to **Chuck Johnson** for outstanding, dedicated service to the citizens of Antrim County.

PASSED AND ADOPTED, this tenth day of November, two thousand and sixteen, by unanimous vote of the Antrim County Board of Commissioners.

RESOLUTION #30-2016 DECLARED ADOPTED.

The Chairman requested Public Comment. Michelle Jump spoke to the Board seeking a list of the documents that the Board is requesting that she provide to the Buildings, Lands, and Infrastructure Committee for her easement request. Paul Sak thanked the Board for the ability to carry out a meaningful discussion regarding the Jump easement request. Dawn Lavanway introduced herself to the Board as the newly elected District #7 Commissioner and announced the Warner Township notice of public hearing to consider the granting of Industrial Facilities Exemption Certificate to Antrim Real Estate, LLC. Tuesday, November 29, 2016 at 7:00 p.m. at the Elmira Fire Hall.

The meeting adjourned at 12:00 noon.

Michael Crawford, Chairman

Sheryl Guy, County Clerk

From: nesabty@charter.net
To: [County Administrator](#)
Cc: [Dorance and-or Julia Amos](#); lenH@elkrapids.com; lwarren@torchlake.com; sbs@shenmail.net
Subject: ER TWP PC - Request for Approval
Date: Wednesday, November 16, 2016 8:31:51 AM
Attachments: [2 - NPH Amendment 2016-02, Mtg 11-15-2016.docx](#)
[3 - Amendment 2016-02 - Full Text.docx](#)
[4 - NPH Rezoning - Mtg 11-15-2016 \(2016-03\).docx](#)
[5 - W&W Nowak Cab. Rezon Memo Nov 4, 2016.pdf](#)
[6 - Approved 3 Motions Made ER TWP PC Mtg 11-15-16.docx](#)
Importance: High

ELK RAPIDS TOWNSHIP PLANNING COMMISSION

November 16, 2016
Antrim County Planning
Commission
Mr. Peter Garwood

P.O. Box
187
Bellaire, MI 49615

Re: Elk Rapids Township Planning Commission (1) Zoning Ordinance Amendment 2016-02, (2) Parcel Rezoning R-2 to C, and (3) Copy of Approval Motions made.

The Elk Rapids Township Planning Commission held a Public Hearing on November 15, 2016 during which the above mentioned Amendment and Parcel Rezoning; as appearing in the attached Public Hearing Notices, were approved and are forwarded to the Antrim County Planning Commission for approval.

To assist in your review process, attached are copies of the documents related to the Approvals:

1. Amendment 2016-02

- Public Hearing Notice for the November 15, 2016 TWP PC Meeting, for Amendment approval.
- Amendment text as reviewed and approved by the TWP Planning Commission.

2. Parcel Rezoning (2016-03)

- Public Hearing Notice for November 15, 2016 TWP Planning Commission meeting for Parcel Rezoning approval.
- Explanation Memo from Williams & Works, TWP Planning Consultants.

3. Approval Motions

Copy of the three (3) Motions made and approved unanimously, Y-5, N-0.

We hope that this information will assist in processing this request for the coming County Planning Commission Meeting. If you have any questions please feel free to contact me or our PC Chairwoman Shen Smith.

Thank you.

ELK RAPIDS PLANNING COMMISSION

Emile Sabty

Phone (231-264-8537)

Email: nesabty@charter.net

Elk Rapids Township Planning Commission

P.O.Box 365

Elk Rapids, MI 49629-0365

CC: Dorance Amos

Leonard Harrett

William

F. Derman

ELK RAPIDS TOWNSHIP PLANNING COMMISSION

Notice Public Hearing

Tuesday, November 15, 2016

The Elk Rapids Planning Commission will hold a public hearing on Tuesday November 15, 2016 at 6:30 PM at the Government Center, 315 Bridge Street, Elk Rapids, Michigan to consider the following amendment to the Elk Rapids Township Zoning Ordinance.

Amendment #2016-02

Part #1. Delete the word **Residential** from **Residential Mini-Storage** to read **Mini-Storage** where the text appears in the Elk Rapids Zoning Ordinance:

- a. **Amend Section 1.03 Definitions - Residential Mini-Storage.**
- b. **Amend Chapter 11, Section 11.05-C. Residential Mini-Storage.**
- c. **Amend Chapter 11, Section 11.05-C, Sub Section 3 - Buffering, in 1st prg.**
- d. **Amend Chapter 11, Section 11.05-C, Sub Section 5 - Building Design and Construction, in 1st prg.**

Part # 2. **Amend Chapter 17 Site Plan Review, Section 17.05 Action on Application and Plans, Sub Section C text last part to read as follows:**

C. "A notice shall be published once, at least fifteen (15) days prior to the date of public hearing, in a newspaper of general circulation in the Township to inform the general public of a site plan review."

Part #3. **Amend Chapter 17 Site Plan Review, Section 17.11 Amendments to Approved Site Plan, Sub Section B text last part to read as follows:**

B. " subject to the procedures and requirements of Chapter 17 Site Plan Review and Section 17.05-C of this Zoning Ordinance."

A copy of the full Amendments text will be available for review at the Elk Rapids Township Office, 315 Bridge Street, Elk Rapids, MI during office hours.

Public comments in support of, or objection to, a request 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.

Jim Lundy
Planning Commission Secretary
Oct 21, 2016
--es

Publish in "Elk Rapids News" once on Thursday October 27, 2016

Proposed Amendment to the Elk Rapids Township Zoning Ordinance

Public Hearing on November 15, 2016

Amendment #2016-02

Part #1. Delete the word **Residential** from **Residential**-Mini Storage to read Mini-Storage where the text appears in the Elk Rapids Zoning Ordinance:

a. Amend Section 1.03 Definitions as follows:

Residential Mini-Storage - A parcel of property containing a building or series of buildings each divided into two or more independently accessed storage spaces for use in the long term storage of an individual or family's personal and household property (as opposed to the storage of commercial or industrial material which would be considered warehousing for the purpose of this ordinance) with no commercial activities permitted on the property other than the renting out of individual storage units.

b. Amend Section 11.05-C. Residential-Mini Storage as follows:

11.05-C. ~~Residential~~ **Mini-Storage** - Provided they comply with the following standards:

1. Locations - Location on a State Highway or County Primary Route.
2. Lot Coverage & Lot Minimum Width - The parcel of property upon which the facility is proposed shall have no more than 60 percent of the lot area covered by buildings and be a minimum of 150 feet (150') wide at the front yard setback line.
3. Buffering - Neighboring properties shall be buffered from the ~~residential mini-storage~~ **storage** facility. The buffering shall be accomplished by one or more of the following as seemed necessary by the Planning Commission to secure the objectives of this section and the general purpose and intent of this ordinance:
 - a. Solid board fences with wood posts must not be less than four inches by four inches (4" x 4") and solid board cover not less than one inch (1") thick. Masonry piers may be substituted for wood posts. Post or piers shall be spaced not more than eight feet (8') on center. The finished side of the wood shall face abutting properties.
 - b. Wrought iron, open mesh or slatted fencing, must not exceed the ratio of one part open to six-parts of solid fencing.
 - c. Masonry walls must be designed and constructed to facilitate maintenance and not to modify natural drainage in such a way as to endanger adjacent property. The outer face of such wall (the face away from the use, which is to be screened) must be made of clay, brick, stone, embossed or pierced concrete block, or other decorative masonry material. Fences containing barbed wire, electric charges or sharp materials are prohibited.
4. Screening - Shall be include to insure that neighboring properties are unable to view the structures, associated security fencing, and exterior lighting. A vegetative planting shall be established and maintained, outside the fencing in such a manner as to blend in with the surrounding area. The vegetative planting shall consist of a mixture of coniferous trees of differing types.

5. Building Design and Construction Standards - To assist in insuring that any buildings constructed for **residential mini-storage** are not used for other than the permitted purpose, no structures shall be permitted which exceed the following dimensions, including eaves:

- a. No building shall exceed thirty-two feet (32') in width by one hundred fifty two feet (152') in length.
- b. No building shall exceed twenty feet (20') in height.
- c. No exterior walk in or garage door shall exceed seven and one half feet (7½') in height. All garage doors shall open overhead and none shall exceed nine feet (9') in width.
- d. On a rectangular building, the height of the plate on top of the walls on the two sides of the building having the longest walls (measured horizontally) shall not exceed nine feet (9') in height above floor level. For structures having a shape other than a rectangular, the Planning Commission shall determine which wall or walls shall comply with the nine foot height, taking into consideration the intent of minimize the height of the walls.
- e. The roof pitch shall not exceed a dimension greater than four inches (4") of vertical rise to every twelve inches (12") of horizontal run.
- f. No side of any building containing doorways to the storage areas shall be located within twenty-five feet (25') of a property line or road right-of-way.
- g. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.

6. Use and Operational Standards - To insure that all mini-storage units blend in with other uses in this zone, the following operational standards shall be met during the life of this use:

- a. All items stored on the property shall be located within buildings.
- b. Garage sales and similar activities are prohibited.
- c. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
- d. No hazardous or flammable materials may be stored in any of the mini-storage units.
- e. The area shall be properly policed by the owner or operator for removal of trash and debris.
- f. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.
- g. If a portion of the building is to be used for office space, parking requirements are subject to Chapter 14 of the Township Zoning Ordinance.

7. Site Plan Review - Mini-Storage facilities are subject to Site Plan Review (Chapter 17).

8. The Planning Commission may modify any buffer and/or greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural

environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Part #2. Amend Chapter 17 Site Plan Review, Section 17.05 Action on Application and Plans, Sub Section C to read as follows:

C. The applicant, members of the Planning Commission, the Township Planning Consultant and the Zoning Administrator shall be notified of the date, time and location of the review at the time the date is established. A notice shall be **published once, at least fifteen (15) days prior to the date of public hearing**, placed in a newspaper of **general local circulation in the Township** to inform the general public of a site plan review.

Part #3. Amend Chapter 17 Site Plan Review, Section 17.11 Amendments to Approved Site Plan, Sub Section B text to read as follows:

B. Any other proposed amendment which does not meet the criteria in Section 17.11-A shall be considered a major amendment and require a resubmission, review by the Planning Commission and payment of fee **subject to the procedures and requirements of Chapter 17 Site Plan Review and Section 17.05-C of this Zoning Ordinance.**

ELK RAPIDS TOWNSHIP – PLANNING COMMISSION

Notice Public Hearing

Tuesday, November 15, 2016

The Elk Rapids Township Planning Commission will conduct a Public Hearing on Tuesday November 15, 2016 at 6:30 PM at the Government Center, 315 Bridge Street, Elk Rapids, Michigan to consider rezoning two contiguous properties adjacent to US-31 S as follows:

1. A parcel owned by Joseph A Nowak, owner of Nowak Cabinets, 11744 US 31 S, Elk Rapids, MI, Tax ID# 05-06-032-014-10, currently zoned R-2 Residential. Rezone it from R-2 Residential to C Commercial.
2. A portion of a parcel owned by Charles W. Perry, 11690 US 31 S, Williamsburg, MI, Tax ID# 05-06-032-009-50. The land subject to rezoning is approximately 93'x112' fronting US 31 S and mainly used as access from US 31 S to the main property to the West. Rezone the partial parcel (93'x112') from R-2 Residential to C Commercial.

A copy of the Zoning Map will be available for viewing at the Elk Rapids Township Office, 315 Bridge Street, Elk Rapids, MI during office hours.

Public comments in support or objection to, the proposed Zoning Map 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.

Jim Lundy
Planning Commission Secretary
Oct 21, 2016
--es

Publish in “Elk Rapids News” Once on Thursday October 27, 2016

williams&works

engineers | surveyors | planners

MEMORANDUM

To: Elk Rapids Township Planning Commission
Date: November 4, 2016
From: Larry Nix, PCP
RE: Rezoning Request - Nowak and Perry Property, 11744 US 31 South and 11690 US 31 South

The Elk Rapids Township Planning Commission is considering rezoning property owned by Joseph A. Nowak and Charles W. Perry. These properties are adjacent to one another and located at 11744 and 11690 US 31 South. Both are currently within the R2-Residential zoning district. The Nowak property has been operating as a business since 1988 when it was originally approved as a Special Land Use and expanded in 2010. The Perry property is a 10+ acre parcel zoned and used for residential purposes. Initial investigation has indicated the frontage of the Perry parcel contains frontage adjacent to US 31 and divides the Nowak parcel from the Nelles parcel which is immediately north of the Nowak property.. A recent application for site plan approval by Mr. Nowak spurred the Planning Commission to consider rezoning the Nowak parcel and the frontage of the Perry parcel to Commercial consistent with the use of the property. Following is our review and recommendation for this application.

Existing Situation

The use of the Nowak property for commercial purposes was originally approved in 1988 by the Planning Commission as a Special Use in the R2 Residential Zone. On October 19, 2010, the Planning Commission approved a 50'x60' expansion to the existing business based on the 1988 approval. The current zoning ordinance does not permit a commercial operation in the R2 Residential Zone, thus the use of the Nowak property today is considered a legal non-conforming use.

Mr. Nowak desired to rezone the property in 2010 in conjunction with the business expansion, but the Planning Commission determined this would delay the expansion and approved the expansion based on the 1988 Special Use approval. The business, Nowak Cabinets, operates a retail business in the front of the building and assembles, modifies and stores cabinets in the back portion of the building. The Planning Commission has determined this business is appropriate for the US 31 corridor and approved the use in 1988 and 2010. Uses permitted in the Commercial Zone of the Elk Rapids Zoning Ordinance include the following:

Section 11.02 - PERMITTED USES

No building or any part thereof in a Commercial Zone shall hereafter be used, erected, altered, or converted, or land used, in whole or in part, except the following:

Antique store, Automotive accessories, Baked goods or pastry store, Bank, Barber, beauty or grooming shop, Book, stationery or gift store, Bowling alley, Candy store, soda fountain, ice cream store, Clothing and dry goods store, Decorators shop, Delicatessen

store, Dress shop, Drugstore, Electrical supply store, Fast service restaurant, Florist, Fruit stand (enclosed), Furniture store, Grocery store and/or meat market, Hardware store, Hotel/motel (excluding waterfront property), Household appliance store, Ice vending machine, Jewelry store, Museum, Nursery school, Office (business or professional) - including medical, Paint and/or wallpaper store, Parking lots, Photographers, Radio, television and/or video store, Restaurants and cafes (excluding those permitting dancing, floor shows, and the consumption of, intoxicating beverages unless otherwise approved by the Township Board), Self-serve laundry, Service stations (including minor automobile repairs), Shoe repair shop, Tailor, Variety store, including notions, Veterinary clinics (with no boarding facilities).

Other similar retail business or service establishments which supply convenience commodities or perform services primarily for residents of surrounding neighborhood, provided, however, such uses shall be found to be similar by the Planning Commission.

It is my opinion that a cabinet shop and retail outlet is consistent with the Commercial uses listed above and the Planning Commission should find that Nowak Cabinets is a similar retail or service establishment which supply convenience commodities or perform services primarily for residents of surrounding the neighborhood. We also note that the use of this property by Nowak Cabinets has not generated any concerns or problems to adjacent neighbors or the Township since it was established.

The US 31 frontage of the Perry parcel (approximately 93'x112') was included with this rezoning request to provide continuity of zoning between the Nelles commercial zoned property to the north and the Nowak parcel, if approved by the Township. A review of Antrim County mapping information indicates the Perry parcel is between the Nowak and Nelles parcel. The Township Attorney, William F. Derman, Jr., researched the property of these three parcels and found that Mr. Perry has no interest in property abutting US-31, so there is no need to consider rezoning any portion of the Perry property as part of this rezoning process.

The Township Master Plan states that Commercial/Manufacturing operations in Elk Rapids Township should include uses that are not disruptive to residents and natural resources. Mr. Nowak's operation is a prime example of implementing the spirit of the Master Plan even though the property is on the edge of the Commercial designation on the Future Land Use Map. I suggest that this property be included as a commercial future land use designation in the next update of the Master Plan.

Recommendation

The public notice and public hearing for this rezoning request included two parcels owned by Joe Nowak and Charles Perry. Legal research has indicated Mr. Perry does not own property adjacent to US-31, thus there is no need to consider rezoning any of the Perry parcel for Commercial purposes.

The Nowak parcel is used for commercial purposes and has been since 1988 when the use was approved as a Special Use in the R2 Residential Zone by the Planning Commission. It is my opinion that the Planning Commission should approve the rezoning of the Nowak property for the following reasons:

1. The use of the parcel at 11744 US-31 South has been used for commercial purposes since 1988.
2. The use and operation is compliant with the Commercial Zone requirements of the Elk Rapids Zoning Ordinance.
3. The Township Master Plan indicates that commercial uses should not be disruptive to residents and natural resources. This use has demonstrated consistency with this objective for many years.
4. The Planning Commission finds that Nowak Cabinets is consistent with the Commercial uses listed in the Zoning Ordinance as it is a similar retail or service establishment which supply convenience commodities or perform services primarily for residents of surrounding the neighborhood.

Elk Rapids Township Planning Commission
Meeting November 15, 2016 - Motions Made

Motion - Zoning Ordinance Amendment 2016-02

Move to approve revising the Zoning Ordinance Sections 1.03, 11.05-C, 11.05-C-3 & 5, 17.05-C & 17.11-B per Amendment 2016-02 as written, and send it to the County for their approval. Approved – Yes-5, No-0

Motions – Parcel Rezoning (2016-03)

1. Move to approve the rezoning of a parcel owned by Joseph A. Nowak, owner of Nowak Cabinets, 11744 US 31 S, Elk Rapids, MI, Tax ID # 05-06-032-014-10, from R-2 Residential to C Commercial.

Finding that:

- The rezoning will eliminate the current situation of adjacent non-coherent parcels.
- The rezoning is consistent with the Township C zoned area on US 31 S, the Township Master Plan Future Land Use recommendations for that area and the US 31 Corridor Study recommendations for that area.
- The proposed rezoning would not be incompatible with the existing zoning in the US 31 S current C zoned area and the surrounding R-2 zoned area.
- The requested C zoning is consistent with the use of land in the area.

Approved – Yes-5, No-0

2. Move that the Planning Commission delete from consideration the rezoning of a partial parcel 93'x112' owned by Charles W. Perry, 11690 US 31 S as Noticed.

Finding that:

The partial parcel ownership as Noticed and the County Registrar of Deeds record of ownership are not congruent.

Approved – Yes-5, No-0

Elk Rapids Township Planning Commission
Emile Sabty