August 2, 2012
Emmet County Office of Planning, Zoning, and Construction Resources
CASE FROM PREVIOUS MEETING
1. Case #55C-04 PUD-1 Amendment 2nd Review

- Applicant: Phil Duran
- Township: Bear Creek
- Address: Grand Ridge, Section 34
Proposed Amended PUD Plan
Request to add three residential parcels.
No new accesses onto Country Club Road.
Site approved in 2005 for Preliminary PUD for overall project, and Final PUD for residential portion of the project.
Details regarding individual lots has been provided.
Notations on plan changed to reflect amendment.
Required lot sizes of 1/2 acre have been met.
Zoning density standards are met.
Open space proposed along US-31 in previously shown business location.
Uses in the commercial area have been reduced to only those identified.
Conceptual Plan for Mixed Use
NEW CASE
2. Case #11-12 TEXT AMENDMENT

- Applicant: Emmet County Planning Commission
- Text Amendment: Accessory Buildings
Proposal to allow administrative review and approval for accessory buildings in FF zones subject to conditions.

Proposal to move the existing accessory building as a main use standard for all other accessory buildings to the SUP section.

Bear Creek, Carp Lake, Littlefield, Maple River, and Springvale have offered recommendations. Suggestion by Littlefield Twp to review size standards and allow 1200 sq. ft. for all locations in residential zoning districts.
3. Case #16-12

- PLEASANTVIEW TOWNSHIP, Zoning Ordinance Text Amendment
- Zoning Ordinance Advisory Committee Review
Township has reviewed their entire Zoning Ordinance and has recommended repeal of their existing Ordinance and replacement with the draft.

Several sections are similar to Emmet County text.

Some differences include: language regarding Medical Marihuana regulations, Cottage Industries, non-commercial storage buildings (without a main use)

Detailed review standards established.
Other Business

• Wind Energy Systems - text amendment discussion

• Enforcement Report
  • Enforcement case - Applebees
Signs proposed