

**Charter Township of Elmwood  
Planning Commission Regular Meeting  
Elmwood Township Hall (10090 E. Lincoln Rd)  
August 20, 2024 at 6:30 PM**

**A. Call to Order:** Chairman Bechtold called the meeting to order at 6:30 PM.

**B. Pledge of Allegiance:** The Chair led the Pledge of Allegiance.

**C. Roll Call: Present:** Chris Mikowski, Doug Roberts, Kendra Luta, Rick Bechtold, Jeff Aprill, Jonah Kuzma. Excused: Nate McDonald

**D. Limited Public Comment:** None

**E. Agenda Modifications/Approval:** *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 6-0.*

**F. Minutes-June 13, 2024:** *MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE THE MINUTES OF THE JUNE 13, 2024 SPECIAL MEETING AS PRESENTED. MOTION APPROVED UNANIMOUSLY.*

**G. Consent Calendar: Approve/Receive and File: ZA Report, Notice of Public Hearing-Brownfield Plan.** *MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER APRILL, TO FILE THE CONSENT CALENDAR AS PRINTED. MOTION PASSED BY A UNANIMOUS VOTE.*

**H. Declaration of Conflict of Interest:** None

**I. Old Business:** None

**J. New Business: 1. Introduction-SPR/SUP 2024-05-Request by Field la Femme Properties LLC regarding property at 10051 S. Lake Leelanau Dr. (Parcel 004-018-004-25) for work described as "Farm Club". The request is for the expansion and relocation of the Agricultural Commercial Enterprise (Farm Market) building previously approved by the Planning Commission on 10/24/2023.**

Dusty Christensen with Mansfield Land Use Consultants was there on behalf of the applicant. He reviewed the information provided in the Commissioner's packets, noting they are there to request a site plan and SUP amendment at the Farm Club site. Last October they discussed the project when the Commission approved a new SUP and site plan for some changes within the project. Since October, the applicants have been working with their architect to finalize designs for the new farm market building (he pointed out the site on a map) and have changed the location from the previous plan. The reasoning for that was to take advantage of some of the grade change on site which will create a walkout towards the parking lot which will provide additional storage and preservation space for

produce grown on site. The footprint of the building was increased slightly, by about 200 sq. ft. Other elements on the plans have stayed the same since the October approval and they're hoping the Commission will move it to a public hearing.

Chairman Bechtold said with the proposed lower level, it looks like most of the one wall of the building and a portion of the other will be below grade and asked if it will be like a root cellar. Dusty said it would be similar. The Commission discussed the plan further.

*MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER APRILL TO SCHEDULE A PUBLIC HEARING FOR SPR/SUP 2024-05 REQUEST BY LA FEMME PROPERTIES LLC REGARDING PROPERTY AT FARM CLUB. MOTION APPROVED UNANIMOUSLY.*

## **2. Commission Discussion. 8/15 Community Open House**

The Commissioner's discussed the open house saying it was nice to see some public input, but had hoped for more. Staff said there is still time to fill out the survey. They will be accepted until August 31, but as that falls on the holiday weekend, it will actually be September 3<sup>rd</sup>.

## **3. Commission Discussion. Meeting schedule and schedule special meeting to discuss text amendment ZO 2017-04-23-Aligning and Reforming Alcohol regulations.**

The Chair stated the Township Board has requested that the Planning Commission re-examine the language.

Staff said she would start with the meeting schedule and noted that the approved schedule is on the Commission's desks. The November 12<sup>th</sup>, 2024 scheduled meeting will need to be rescheduled as the Township Board is also scheduled to meet on November 12<sup>th</sup>. She asked the Commission which date would work for a rescheduled meeting. The Commission discussed meeting dates. *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO HOLD THE NOVEMBER MEETING ON WEDNESDAY, NOVEMBER 13<sup>TH</sup>, 2024, AT 6:30 PM. MOTION PASSED BY A UNANIMOUS VOTE.*

Staff relayed that at the Board's last meeting, they requested the text amendment go back before the Commission for discussion. Commissioner Aprill asked if the Board explained why they wanted the Commission to re-examine the language related to alcohol regulations.

Commissioner Mikowski explained, Mr. Frederickson had an issue with the wording the Commission came up with. He attended 2 meetings and asked to have the Board approval postponed because he felt the language wasn't supportive of his future changes. She felt it was best if Chris came back to the Planning Commission and gave his reasonings for that and hear him out before the Board adopted it. Staff added this did go for introduction before the Township Board with no issue, the Board scheduled a public hearing. The business day before the public hearing, the Township received an email requesting a public hearing under the zoning enabling act which the Township would be obligated to have a

public hearing by any interested party. Even though it went through a public hearing previously through the Planning Commission, this would be for adoption. The Board at that point in time scheduled a public hearing. At the first public hearing, allegations about the text were made, but no information was submitted about what is allegedly wrong with the proposed text, and at the second public hearing, which was scheduled, again, the same thing. However, at that second public hearing, the motion to adopt the regulations failed, so Commissioner Mikowski suggested sending it to the Planning Commission, give yet another opportunity for comment.

The Chair said he attended the Board's meeting where Chris Frederickson made several comments, and some of them perplexed him. One comment he stated the way the language is presented, no winery or distillery, would even consider trying to develop something with that requirement. Bechtold indicated he is interested in seeing specific information on what is prohibitive; Bechtold has re-read the text and doesn't see the issue.

The Commission agreed to add the text amendment discussion to their September 17<sup>th</sup> meeting and to reach out to Chris Frederickson to inform him of the discussion for that meeting.

**K. Discussion on Zoning Ordinance:** Postponed.

**L. Comments from the Chair:** Chairman Bechtold thanked the Commissioners for their hard work and diligence in reviewing the materials and being well prepared.

**M. Comments from Planning Commissioners:** Commissioner Aprill would like to see more attendance at the open houses and wondered what they could do to draw bigger crowds next time and questioned what got people who attended to attend.

**N. Comments from Staff:** Staff noted they did not have a sign in sheet for the open house, so she can't reach out to folk to see what drew attendees in. She noted that the open house was posted at the office, online, in the paper, and at the parks. There was also a mailer that went out to every property and property owner in the Township. She noted that anyone who put their email address in the survey received an email reminding them about the open house. In the future they could ask the question, how best to keep people in the loop.

Commissioner Luta was glad people stayed as long as they did, but is curious to know for the people who didn't show up, why that is.

**O. Public Comment:** None

**P. Adjourn:** *MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO ADJOURN THE MEETING AT 7:24 PM. MOTION APPROVED UNANIMOUSLY.*