

**Charter Township of Elmwood
Planning Commission Regular Meeting
Elmwood Township Hall (10090 E. Lincoln Rd)
October 15, 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. **Absent:** Nate McDonald

D. Limited Public Comment: None (open and closed at 6:31pm)

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

F. Minutes-September 17, 2024: Staff noted that the minutes did not include the conditions, so revised minutes were available for the Commission to review. The Commission also determined that on p. 9, Luta should be modified to say 'A Commissioner.'
MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE MINUTES OF THE OCTOBER 15, 2024 MEETING AS MODIFIED. MOTION APPROVED UNANIMOUSLY.

G. Consent Calendar: Approve/Receive and File: ZA Report, SPR/SUP 2023-05 – Taproot Farmstead – Minor Amendment. *MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER LUTA, 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. Extension Request. SPR/SUP 2022-06 – Request by Megan Feenstra Wall regarding property at 9432 S Center Hwy (Parcel 004-008-009-20) for work described as a Distillery Tasting Room, Visitor’s Center, and offices. 1 year extension requested to the SUP; no more extensions available for the SPR.

Staff relayed that Chris Fredrickson was unable to attend. In the Commission’s packets there is memo detailing the request and citing sections of the Ordinance regarding extensions. There is also the letter requesting the extension as well as the letter for the first extension request. Commissioner Aprill asked about the work done onsite. Staff read from the extension request letter. *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. Introduction. Capital Improvement Plan – Review, discuss, and schedule public hearing.

Staff gave a brief overview over what a Capital Improvement Plan is; department heads prepared a list of projects to include and the draft plan incorporates these proposed projects. Commissioner Luta noted that a couple of projects don't list a contributing fund, to which Staff said that can be corrected. Commissioner Roberts asked if the fiberglass pump boxes are for pump outs, to which staff said they thought so, but would confirm with the Harbormaster. The Commission determined to move forward with a public hearing on the draft plan. *MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER KUZMA TO SCHEDULE A PUBLIC HEARING FOR THE CAPITAL IMPROVEMENT PLAN AT THE NEXT REGULAR MEETING. MOTION APPROVED UNANIMOUSLY.*

K. Discussion on Zoning Ordinance: Staff said that there will be some discussion on this at the next meeting.

L. Comments from the Chair: Chairman Bechtold thanked the Commissioners for their hard work and relayed that he thought the open house held for the Master Plan was a good way for the public to understand what the Planning Commission does and he hopes they can do more of this in the future.

M. Comments from Planning Commissioners: None.

N. Comments from Staff: Staff thanked the Commissioners and noted that tonight was a shorter meeting; November will be longer as they will have the public hearing on the capital improvement plan, TC Whiskey's Site Plan Review, and our consultant will be present to discuss chapters for the Master Plan, that she knows they are working on but has not seen yet.

O. Public Comment: None (open and closed at 6:55pm)

P. Adjourn: *MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER LUTA TO ADJOURN THE MEETING AT 6:56 PM. MOTION APPROVED UNANIMOUSLY.*