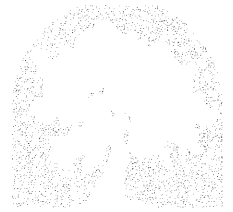


**CHARTER TOWNSHIP OF ELMWOOD  
ZONING BOARD OF APPEALS  
SPECIAL MEETING**

Wednesday January 8 at 6:30 PM

Location: Township Hall (10090 E. Lincoln Rd., Traverse City, MI)



**ZBA Members:**

Gary Bergstrom, Chair

Jeff Aprill, Vice-Chair

Jim O'Rourke, Secretary

Jeff Beamsley

Bryan Currie

- A. Call to order - 6:30 pm
- B. Roll Call
- C. Public Comment (Speakers to identify themselves by name and address, limited to 3 minutes each)
- D. Agenda Modifications/Approval
- E. Declaration of Conflict of Interest: *(Items on the Agenda)*
- F. Approval of Minutes: December 4, 2024
- G. New Business:
  - 1. Review and Approve 2025 Meeting Calendar
  - 2. Election of Officers
- H. Old Business:
- I. Comments from the Chair
- J. Comments from ZBA Members
- K. Announcements
- L. Public Comment (Speakers to identify themselves by name and address, limited to 2 minutes each)
- M. Adjourn - 8:30 pm or majority vote to extend meeting

CHARTER TOWNSHIP OF ELMWOOD  
10090 E. LINCOLN ROAD  
TRAVERSE CITY, MI 49684 231-946-0921

NOTICE OF SPECIAL ZBA MEETING

PLEASE TAKE NOTE that the Zoning Board of Appeals of the Charter Township of Elmwood will hold a meeting on January 8, 2025 at 6:30 pm at Township Hall (10090 E. Lincoln Road, Traverse City, MI 49684). The purpose of this meeting is as follows:

1. Review and Approve December 4, 2024 Minutes
2. Review and Approve 2025 Meeting Calendar
3. Election of Officers

The public is invited to attend this Special meeting.

Individuals with disabilities who are planning to attend and require reasonable auxiliary aids should contact the Township Clerk by calling 231-946-0921.

Posted: 12/30/2024  
2:40 pm  
Elmwood Township Hall  
Connie Preston, Township Clerk

**Charter Township of Elmwood  
Zoning Board of Appeals Regular Meeting  
Elmwood Township Hall (10090 E Lincoln Rd)  
December 4, 2024 6:30 PM**

**A. CALL TO ORDER:** Gary Bergstrom called the meeting to order at 6:30 p.m.

**B. ROLL CALL:** Jim O'Rourke, Jeff Aprill, Gary Bergstrom excused: Jeff Beamsley, Bryan Currie

**C. PUBLIC COMMENT:** None

**D. AGENDA MODIFICATIONS/APPROVAL:** *MOTION BY JIM O'ROURKE, SECONDED BY JEFF APRILL TO APPROVE THE AGENDA AS PRESENTED. MOTION APPROVED 3-0.*

**E. DECLARATION OF CONFLICT OF INTEREST:** None

**F. APPROVAL OF MINUTES: SEPTEMBER 4, 2024:** *MOTION BY JIM O'ROURKE, SECONDED BY GARY BERGSTROM TO APPROVE MINUTES OF SEPTEMBER 4, 2024 AS SUBMITTED. MOTION PASSED UNANIMOUSLY.*

**G. NEW BUSINESS:**

**1. Extension Request** for Case #2023-06 Request by TCWC Holding Company LLC at 9432 S Center Hwy, Parcel #45-004-008-009-20 for a 10-foot height variance to construct a 45-foot-high portion of the building for equipment used in distillation in the Agricultural-Rural Zoning District. Maximum height allowed is 35 feet per section 5.4 of the Elmwood Township Zoning Ordinance.

*MOTION BY JIM O'ROURKE, SECONDED BY JEFF APRILL TO GRANT A ONE YEAR EXTENSION FOR CASE #2023-06 TCWC HOLDING COMPANY LLC AT 9432 S CENTER HWY. ROLL CALL VOTE: JIM O'ROURKE-YES, JEFF APRILL-YES, GARY BERGSTROM-YES. REQUEST APPROVED.*

**H. OLD BUSINESS:** None

**I. COMMENTS FROM THE CHAIR:** None

**J. COMMENTS FROM ZBA MEMBERS:** Noe

**K. ANNOUNCEMENTS:** Sarah Clarren stated they will have a meeting in January and the schedule will remain as the first Wednesday of the month. She does have an application, but it's incomplete and due to noticing requirements it won't be able to be heard in January.

**L. PUBLIC COMMENT:** None

**M. ADJOURN:** *MOTION BY JEFF APRILL, SECONDED BY GARY BERGSTROM TO ADJOURN. MOTION PASSED. MEETING ADJOURNED AT 6:43 PM.*

# Elmwood Charter Township Zoning Board of Appeals

## NOTICE TO THE PUBLIC YEAR OF 2025 Regular Meeting Schedule

Regular meetings of the Elmwood Charter Township Zoning Board of Appeals are held at the Elmwood Township Hall located at 10090 E. Lincoln Rd., Traverse City, MI, typically on the first Wednesday of each month at 6:30PM, with no new business being considered after 8:30PM without approval of a majority of the members. Meetings are canceled if there is no business.

February 5, 2025

March 5, 2025

April 2, 2025

May 7, 2025

June 4, 2025

July 9, 2025 (2<sup>nd</sup> Wednesday)

August 6, 2025

September 3, 2025

October 1, 2025

November 5, 2025

December 3, 2025

Date adopted: \_\_\_\_\_

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Elmwood Charter Township  
Zoning Board of Appeals Chair