

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY November 13, 2024 at 6:30 PM
Location: Township Hall (10090 E. Lincoln Road, Traverse City, MI)**

Commission Members:

Rick Bechtold, Chair
Jeff April, Vice-Chair
Jonah Kuzma, Secretary
Doug Roberts
Kendra Luta
Nathan McDonald
Chris Mikowski

PROPOSED AGENDA

- A. Call to order – 6:30 PM
- B. Pledge of Allegiance
- C. Roll Call
- D. Limited Public Comment - *Only on Agenda Items with no Public Hearing Process; see rules on agenda*
- E. Agenda Modifications/Approval
- F. Minutes – October 15, 2024
- G. Consent Calendar: Approve/Receive and File
 - ZA Report
 - MI Zoning Atlas Article
 - Traverse City Adopted Master Plan
 - Notice of Public Hearing – Drainage District
 - Housing Summit Materials Available
- H. Declaration of Conflict of Interest (*Items on the Agenda*)
- I. Old Business
- J. New Business
 - 1. SPR 2024-06 (no public hearing required). Request by TCWC Holding Company, LLC regarding property at 9432 S Center Hwy (Parcel 004-008-009-20) for a Distillery Tasting Room, visitor’s center, and offices for TC Whiskey. *Note: this review is for the site plan associated with SPR/SUP 2022-05; the SPR portion of that approval has expired.*
 - 2. Capital Improvement Plan. Public Hearing followed by Planning Commission deliberations.
 - 3. Master (Comprehensive) Plan. Commission review and discussion on prepared chapters.
- K. Discussion on Zoning Ordinance
- L. Comments from the Chair
- M. Comments from Planning Commissioners
- N. Comments from Staff
- O. Public Comment-Any Items- See Rules below
- P. Adjourn

Public Comment Rules:

- This is an input option. The Commission will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board. Speakers are asked, but not required, to identify themselves by name and address
- Limit comments to 3 minutes for limited public comment and 2 minutes for public comment at the end of the agenda
 - Comments shall be addressed to the chair, not individual board members or others in the audience