

**Charter Township of Elmwood
Planning Commission
Regular Meeting
November 15, 2022
7:00 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 7:00 PM.

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

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

D. Limited Public Comment: None

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

F. Minutes- October 6, 2022: MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER APRILL TO APPROVE THE MINUTES OF OCTOBER 6, 2022 AS PRINTED. MOTION APPROVED UNANIMOUSLY.

Minutes- October 18, 2022: Commissioner Roberts questioned the statement “the majority thought a survey was necessary”. He wasn’t sure if that was correct. The recording secretary will review the Minutes for October 18, 2022 for clarification and they will be presented at the next meeting.

G. Consent Calendar: MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MCDONALD TO ACCEPT THE CONSENT CALENDAR AS PRESENTED. MOTION PASSED BY A UNANIMOUS VOTE.

H. Declaration of Conflict of Interest: Commissioner Aprill disclosed that he maintains the roads at Timberlee. No conflict found.

I. Old Business: None

J. New Business:

a.) Public Hearing-Capital Improvement Plan: Chairman Bechtold stated the Capital Improvement Plan is something they must review every year and is a condensation of all the projects where funds are spent on the properties that belong to the Township.

The Chair read the statement to open the Public Hearing. **The Public Hearing opened at 7:12 p.m.**

Public Comment: None

Public Hearing closed at 7:16 p.m.

Staff noted this came before the Commission for introduction and they reviewed it, and then they are required to hold a public hearing on it.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MCDONALD TO PASS ON TO THE ELMWOOD TOWNSHIP BOARD THE CAPITAL IMPROVEMENT PLAN FOR 2023-2029. MOTION APPROVED UNANIMOUSLY.

b.) Introduction SPR/SUP 2022-06 Request by Wellevity LLC regarding property at S. Timberlee Dr., 10901 and 10800 S. Cottonwood Dr., and E. Timberwoods Dr., parcels 113-014-26, 113-014-16, 113-014-29, 113-014-51 for a resort.

Marc McKellar, Attorney for the project, said his primary focus of practice is land use development. He gave a quick overview of the proposed project and noted the site development team and the proposed owner/operator were present for any questions.

Sarah Keever, Northview 22, said they're all excited about the project. She said it has been a long time coming and noted they were before the Commission a couple months ago [for public comment]. She gave an overview of the project explaining what Wellevity is and how well it would fit in at the top of Timberlee hill. The site is comprised of almost 100 acres and a wellness resort is proposed on land zoned rural resort. Wellevity is a full-service wellness resort that will address the core components of health and wellness to create an environment of self-care healing. Amenities will be owned and operated by one entity. She described the different buildings, different structures, and different uses of the property. She also described how the project would be served on the technical side. The site has an on-site well. Underground storage tanks would be brought in to provide water for the whole development, which includes fire suppression for every building on site. There is also on-site sewer which they will work with and have to apply through EGLE for permits. It will be a one phase project, so as much as construction sequencing allows, building will happen simultaneously. She also noted in the Commissioner's packets was a trip generation analysis provided by Fishback. They look at the uses of the entire facility, how it would fit in or how it would impact all the streets in the area, and then come up with a conclusion. They concluded the order of magnitude for traffic volumes expected to be generated by the proposed resort use are consistent with the rural resort zoning and environment of the subject site.

Commissioner Aprill was concerned about the roads and how they would hold up with all the construction traffic.

McKellar said he understands the issue, but from a land use perspective, they are entitled to the easement access and use of the property despite whatever the relationship, if it's greatly defined in terms of joint maintenance obligations, or if it's completely loose, that's unfortunately the way most of these obligations were created. He has no doubt Wellevity will do the right thing, they have an obligation under the law to contribute whatever portion that's been attenuated by their use and the private owners are permitted to execute on those issues.

Staff said if the Commission feels the application is complete, they can schedule a public hearing.

Commissioner Aprill asked Staff if the DEQ approval should be part of the application. Staff noted that historically the Planning Commission has granted conditional approval of projects. She added that due to the size of the project, the Commission may wish to have comment letters of preliminary reviews by outside agencies. She continued to indicate that a comment letter wouldn't necessarily be a permit, it would just be an acknowledgement of the plan. McKellar stated that the DEQ won't review plans without local approval. Staff then noted that if approved, the Ordinance does indicate that changes necessary for other agencies approval may be deemed a minor amendment and therefore could be done without coming back to the Planning Commission.

MOTION BY COMMISSIONER MIKOWSKI TO PROCEED TO A PUBLIC HEARING AT THE NEXT REGULARLY SCHEDULED MEETING.

Staff noted the Chair would not be present at the December 13th meeting.

McKellar said because of the scope of it, they would be willing to pay the fee and have a special meeting.

Motion adjusted.

MOTION BY COMMISSIONER MIKOWSKI, SECONDED BY COMMISSIONER KUZMA TO SCHEDULE A PUBLIC HEARING AT A SPECIAL MEETING ON DECEMBER 20TH, 2022 FOR SPR/SUP BY WELLEVITY. MOTION CARRIED BY A UNANIMOUS VOTE.

c. Introduction ZO 2017-04-18, a Zoning Ordinance Amendment to amend Section 5.7 Accessory Buildings; amend Section 2.2 Definitions; amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6, table of dimensional requirements and its footnotes; amend Section 6.5 Lighting

The Commissioners discussed the proposed text.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO PROCEED TO PUBLIC HEARING ZO 2017-04-18 TEXT CORRECTIONS AT THE DECEMBER 13TH, 2022 MEETING. MOTION APPROVED UNANIMOUSLY.

d. 2023 Meeting Schedule Review:

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE 2023 MEETING SECHEDULE WITH THE CHANGES OF MEETING NOVEMBER 14TH, 2023 AND DECEMBER 12TH, 2023. MOTION PASSED BY A UNANIMOUS VOTE.

K. Discussion on Zoning Ordinance: Staff noted that the Township Board has expressed interest in amending Section 3 to allow for temporary/seasonal uses in the Municipal Center zoning district. The Commissioners agreed to have Staff prepare text and present it at the December 13th meeting.

L. Comments from the Chair: The Chair thanked everyone for being well prepared and he thanked Commissioner Aprill in advance for chairing the December 13th meeting. He also wished everybody a Happy Thanksgiving.

M. Comments from Planning Commissioners: None

N. Comments from Staff: Staff thanked the Commissioners for their continued patience and gave them updates on applications they've received, items that will also be on the December 13th meeting. They received an application for SPR/SUP for an agricultural commercial enterprise which would be a farm market at the old school house on Lakeview Hills Rd. They also received a request for text amendment, that will likely be introduction at the next meeting. Lastly, they received a SPR application for the parking area at the DeYoung Natural Area.

O. Public Comment: None

P. Adjourn: MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MCDONALD TO ADJOURN MEETING AT 8:35 PM. MOTION PASSED UNANIMOUSLY.