

**Charter Township of Elmwood
Planning Commission Regular Meeting
Elmwood Township Hall (10090 E. Lincoln Rd.)
August 15, 2023 at 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.

C. Roll Call: Present: Chris Mikowski, Doug Roberts, Rick Bechtold, Jeff Aprill, Nate McDonald

Excused: Kendra Luta, Jonah Kuzma

D. Limited Public Comment: None

E. Agenda Modifications/Approval: Staff asked to have letter (b) added for meeting dates.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO APPROVE THE AGENDA WITH MODIFICATION. MOTION PASSED 5-0.

F. Minutes-July 18, 2023: MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE THE MINUTES OF JULY 18, 2023 AS PRESENTED. MOTION APPROVED UNANIMOUSLY.

**G. Consent Calendar: Approve/Receive and File
July ZA Report, Training Opportunities, 2023 Housing Needs Assessment (Bowen National Research)**

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO FILE THE CONSENT CALENDAR AS PRINTED. MOTION PASSED BY A UNANIMOUS VOTE.

H. Declaration of Conflict of Interest: Commissioner Aprill stated he knows the Hills. No conflict found.

I. Old Business: None

J. New Business

- a. Public Hearing and Deliberations. SPR/SUP 2023-07. Request by Jim and Melissa Hill, regarding property at S. Briar Dr., E. Pico Dr., and 10651 E. Grandview Rd., parcels #004-260-018-00, #004-280-019-00, and #004-028-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles).**

The Chair read the statement to open a public hearing at 7:06 p.m.

Melissa Hill stated, she and her husband Jim own the large parcel that was listed above. They are asking for a Special Use Permit for the outdoor storage of boats and recreational vehicles. They have been storing boats and trailers on that property for 20+ years not realizing it was not zoned for that. When they bought the property, the use was on there and they continued doing it. Once they learned they could not do that any longer without it being zoned, they came before the Planning Commission requesting that the parcels be zoned from R-1 to NC. On August 16th, 2022, that was granted by the Planning Commission. They then learned they had to go to the Zoning Board of Appeals to get a variance for setbacks and went before them on April 5, 2023, and it was approved by the ZBA for a variance. They are back before the Planning Commission requesting the SUP for seasonal outdoor storage of boats and recreational vehicles for what is currently onsite. They have completed the application for the SUP and in their packets is a letter from the Fire Chief stating he found the site plan acceptable regarding emergency vehicle access, fire operations, and water supply. There's also a letter in their packets from the Leelanau Conservation District stating there are no wetlands within the fenced area where they currently have storage and that the storm water runoff is sufficient and has an approved outlet. The Leelanau County Road Commission also sent a letter stating the existing driveways have not caused any damage to the County roads and the driveways are acceptable and there are no issues. Also in their packets are pictures of the vegetation and buffering for the north, south, east, and west sides of the property. They have no intentions of removing any of that from the property. The property is also surrounded by a fence with 2 gates for entrance and exit from the property. They do feel as if they do a service to their neighbors as several of the neighbors store their boats or trailers there because they don't have room on their own property and it's close by. They keep the property mowed and maintained as they live in the neighborhood also and don't want the property to be an eyesore.

Public comment opened at 7:14 p.m.

No public comment was given.

Public comment closed at 7:15 p.m.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER MCDONALD TO CLOSE THE PUBLIC HEARING AT 7:17 PM. MOTION PASSED UNANIMOUSLY.

The Commissioners went through Findings of Fact and Standards for Approval. Ultimately, the Commission found that all requirements and standards of the Ordinance had been met.

MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER MCDONALD TO ACCEPT FINDINGS OF FACT AS MODIFIED. MOTION APPROVED UNANIMOUSLY.

MOTION BY COMMISSIONER MIKOWSKI, SECONDED BY COMMISSIONER ROBERTS THAT BASED ON THE FINDINGS OF FACT PREVIOUSLY ADOPTED, THE HILL BOAT STORAGE EXPANSION ON THE PROPERTY DESCRIBED IN THE DECISION AND ORDER

IS HEREBY APPROVED, SUBJECT TO THE CONDITIONS SET FORTH. MOTION APPROVED UNANIMOUSLY.

CONDITIONS:

1. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
2. The Planning Commission received a letter dated June 13, 2023 (amended 6/16/23) from Keith Tampa, Fire Chief, indicating that their review found the site plan acceptable with recommendations, including but not limited to: “**Storage location.** Storage should not be within 50 feet of the neighboring residence. (per request of the fire chief). **315.4 Outside storage.** Outside storage of combustible material shall not be located within 10 feet (3048 mm) of a lot line. **Exceptions:** 1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height. 2. The separation distance is allowed to be reduced when the *fire code official* determines that no hazard to the adjoining property exists. IFC (2012) – Chapter 3 General Requirements – Section 315: *General Storage.*”
3. The Planning Commission is not approving any signage under this Site Plan Review. Any proposed signage will need to comply with the Zoning Ordinance and the property owner shall obtain a sign permit from the Zoning Administrator.
4. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season.
5. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval.
6. At the time of Planning Commission approval, the site complied with the buffering requirement for the use. Adequate buffering, pursuant to the Zoning Ordinance, must be maintained onsite. This includes “The fence or plantings shall be maintained in a neat and attractive manner and shall maintain their density and screening effect throughout the calendar year.”
7. In accordance with use requirements within the Ordinance, “The storage area shall be in compliance with Soil Erosion/Stormwater permit and shall be graded and drained to dispose of all surface water so that it does not flow into adjoining lots or pollute adjoining waters.”
8. In accordance with the use requirements within the Ordinance, “The storage area is for storage only and no vehicle or motor repairs shall be made on the premises by the property owner, vehicle owner, boat owner, or any other person.”
9. In accordance with the use requirements within the Ordinance, “Empty boat cradles or trailers shall be completely screened by an opaque fence, or wall, or landscaping, or combination thereof. No empty boat cradles or trailers shall be stacked higher than six (6) feet.”
10. Boat storage is permitted within the highlighted areas in accordance with the Zoning Board of Appeals approval.

b. Meeting dates:

The meeting date for September was changed to September 26, 2023. The meeting date for October was changed to October 24, 2023.

A special meeting date for August was discussed, but no decision was made. Staff will reach out to Commissioners with more dates.

K. Discussion on Zoning Ordinance: None

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: None

N. Comments from Staff: Thanked the Commissioners and added, there are some upcoming training opportunities. She also noted she is working on 4 incomplete applications that she's working with the applicants on, so they may have more on the agendas soon.

O. Public Comment: None

P. Adjourn: MOTION BY COMMISSIONER MCDONALD , SECONDED BY COMMISSIONER APRILL TO ADJOURN MEETING AT 7:44 PM. MOTION PASSED 5-0.