

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION
SPECIAL WORKSHOP MEETING
Tuesday, September 5, 2023 at 1:30 PM
Location: Township Hall (10090 E. Lincoln Road, Traverse City, MI)**

**Commission
Members:**

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

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Agenda Modifications/Approval
- E. Declaration of Conflict of Interest
- F. Purpose of the Meeting
 Planning Commission Discussion on Amending Zoning Ordinance for Special Event Facilities
- G. Public Comment
- H. 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

CHARTER TOWNSHIP OF ELMWOOD
NOTICE OF SPECIAL WORKSHOP PLANNING COMMISSION MEETING

PLEASE TAKE NOTE that the Planning Commission of the Charter Township of Elmwood will hold a workshop meeting on Tuesday, September 5, 2023 at 1:30pm at the Elmwood Township Hall at 10090 E Lincoln Rd, Traverse City, MI 49684.

The purpose of said meeting is:

- a. Planning Commission Discussion on Amending Zoning Ordinance for Special Event Facilities

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: August 28, 2023
 4:00 pm
 Elmwood Township Hall
 Connie Preston, Clerk

Planning/ Zoning Department
planner@elmwoodtownship.net

Elmwood Charter Township
10070 E. Lincoln Rd.
Traverse City, MI 49684

Contact Information
Ph: (231) 946-0921
Fax: (231) 946-9320

To: Elmwood Township Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: August 28, 2023

RE: Workshop

Please see the attached text which was drafted by our consultant based on the Commission's discussion on June 22. Please come ready to discuss the text, including the highlighted items.

Our consultant has also prepared the attached map showing all parcels in Elwood Township having 20 or more acres. Note that this also includes parcels in other districts.

Elmwood Township
Special Events Amendment
August 25, 2023

Section 9.8

H. Special Event Facilities

1. This section is intended to allow special event facilities as a part of active farm operations in the Township in order to promote the following:
 - a. Preservation of agricultural uses and the agricultural sector in the Township and in the region.
 - b. Retention of large tracts of land for land preservation and to sustain current-day and future farming opportunities.
 - c. Allow for agriculturally-related business opportunities to make agricultural pursuits economically viable.
 - d. Protecting adjacent property owners from any potential nuisance factors related to these events.

2. All special event facilities are subject to the following requirements as applicable:
 - a. The property shall be in active farm operation during the use of the property for special events
 - b. The minimum lot size shall be 20 acres
 - c. All structures and activities related to the special events, including parking, shall be located 200 feet from all property lines
 - d. The special event facility, including structures used for the event, parking, and area designated for guests or space to be used for the event facility, shall not exceed 2.5% of the area of the active farm operation
 - e. No guest lodging shall be permitted on site
 - f. Parking and lighting shall meet the requirements of this ordinance. Parking, maneuvering lanes, and driveways may be gravel and shall be maintained to control dust. Parking and maneuvering lanes may be grass so long as the grass is maintained from wear
 - g. All parking areas, dumpsters, and loading areas shall be screened from view of an abutting parcel containing a residential use by either a greenbelt, obscuring fence, or masonry wall
 - h. No outdoor speakers shall be allowed - **Need to Discuss what "outdoor" means**
 - i. Music or entertainment shall not be the primary purpose for the event
 - j. Hours of Operation – **Need to Discuss**
 - k. Number of events- **Need to Discuss**
 - l. A management plan meeting the following shall be provided:
 - i. General description of the facility including operational calendar
 - ii. Specific details on where the events will be conducted (building, tent, outdoors, etc.) and number of guests permitted. Occupancy for outdoor area shall be calculated in the same manner as indoor (building or tent) space is calculated

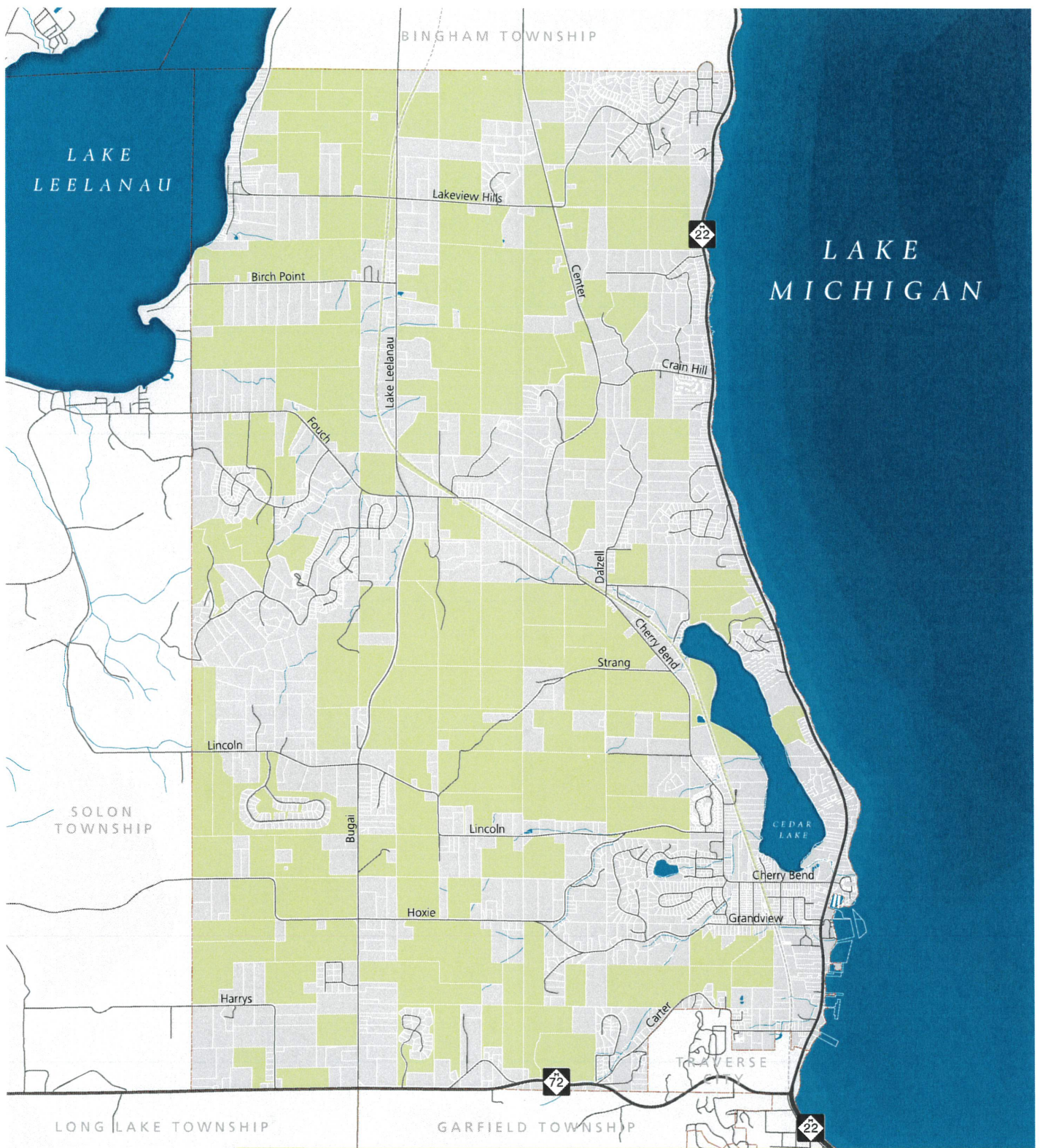
- iii. Information pertaining to provisions for catering facilities, restrooms, and utilities
- iv. A traffic management plan approved by the Fire Department to ensure adequate ingress and egress for guests and emergency vehicles
- v. Contact information for onsite event manager, if different from owner

Definitions to add to Article 2:

Active farm operation: Any of the following: (1) for crops such as fruits, vegetables, hay, corn, soybeans, wheat, etc. where the crops are grown, harvested, and intended to be commercially marketed; (2) for dairy farms, the cows are raised, regularly milked, and the milk is intended to be commercially sold; (3) for beef cattle farms, the cows are raised, and intended to be either commercially sold or slaughtered, and (4) for other types of specialty farms, such as deer, elk, or pheasant farms, the animals are raised and intended to be commercially harvested by private hunting or other means.

Festival: A recreational, social, educational, or cultural activity, generally open to the public or a designated part of the public.

Special event facilities: An establishment which is rented by individuals or groups to accommodate private functions, typically involving family and close friends, including, but not limited to, banquets, weddings, anniversaries and other similar celebrations involving more than 50 people.



20+ Acre Parcels

Sources: Michigan Open Data Portal, Elmwood Township

≥20 Acres

Statistics

Total Parcels: 137 (4.1%)

Total Acres: 6,002.87 (48.4%)



