

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION REGULAR MEETING**

Tuesday, March 19, 2024 at 6:30 PM

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

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| A. Call to order – 6:30 PM | Commission
Members: |
| B. Pledge of Allegiance | Rick Bechtold, Chair |
| C. Roll Call | Jeff Aprill, Vice-
Chair |
| D. Limited Public Comment- Only on Agenda Items with no Public Hearing - See Rules on Agenda | Jonah Kuzma,
Secretary |
| E. Agenda Modifications/Approval | Doug Roberts |
| F. Minutes – February 20, 2024 and March 5, 2024 | Kendra Luta |
| G. Consent Calendar: Approve/Receive and File
ZA Report Long Lake Township Master Plan | Nathan McDonald |
| H. Declaration of Conflict of Interest (<i>Items on the Agenda</i>) | Chris Mikowski |
| I. Old Business | |
| J. New Business | |
| a. SPR 2024-03 (no public hearing required). Request by Discovery Center and Pier regarding property at 0, 13223, 13240, 13272, 13271, and 13170 S West-Bay Shore Dr (Parcels 004-033-074-00, 004-033-078, 004-033-077-00, 004-033-080-00, 004-033-079-00 and 004-033-073) for Discovery Pier Phase II and III (Elements from previously approved Planned Development; parking lot landward of M22). | |
| b. <u>Introduction</u> . SPR/SUP 2024-02 – Request by John Gallagher III regarding property at 8525 E Lincoln Rd (Parcel 004-030-001-00) for Bay View Distillery Tasting Room (Use: Tasting Room). | |
| c. <u>Public Hearing and Deliberations</u> . Planning Commission Discussion on ZO 2017-04-22 – a Zoning Ordinance Amendment to amend Section 2.2 to add a definition for Dwelling, Multi and Lot Area, Gross and to modify the existing definitions for Parcel, Lot Area and Net Lot Area; create Section 3.14 to include development requirements for Multi-Dwelling developments; add Note ‘I’ to Section 5.6 to reference residential density requirements to Section 3.14; modify Section 7.1.2 so residential base density is determined using net acreage; modify Section 7.2.2 so residential density is based off of net lot area; modify Section 8.4.12 to have Site Plan Review applicants submit the gross lot area and net lot area. | |
| d. <u>Public Hearing and Deliberations</u> . Planning Commission Discussion on ZO 2017-04-23 – a Zoning Ordinance Amendment to amend Section 2.2 to add definitions for Alcohol, Beer, Brewer, Brewery, Distiller, Micro Brewer, Small Distiller, Small Wine Maker, Spirits, Tasting Room, Wine Maker, revise definitions for Distillery, Wine, Winery, and eliminate definitions for Distillery Tasting Room, Wine, Brandy, Wine Drink, Mixed, Wine Related Beverages, and Wine Tasting Room; amend Section 5.4 to eliminate Distillery Tasting Rooms, Microbreweries/ Distilleries, and Wine Tasting Room, Add ‘Distillery and/or Brewery’ and ‘Tasting Room’ as permitted uses under Site Plan Review or Special Use Permit in certain zoning districts, allow Winery as a use within the General Commercial and Light Industrial districts under Site Plan Review, renumber uses; amend Section 5.5.K to eliminate two requirements for Temporary Produce Stands and renumber subsequent requirements; add Section 5.5.N to contain requirements for Wineries, Distilleries, and Breweries; amend Section 6.1.3 to list parking requirements for Wineries, Distilleries, and Breweries; amend Section 9.8.J to contain requirements for Tasting Rooms for Wineries, Distilleries, and Breweries; eliminate Section 9.8.L Distillery Tasting Room and its requirements and reserve Section 9.8.L for future use. | |
| 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