

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

Tuesday, December 19, 2023 at 6:30 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 – 6:30 PM
- B. Pledge of Allegiance
- C. Roll Call
- D. Limited Public Comment-**Only on Agenda Items with no Public Hearing-** See Rules on Agenda
- E. Agenda Modifications/Approval
- F. Minutes – October 24, 2023 and November 15, 2023
- G. Consent Calendar: Approve/Receive and File ZA Report
- H. Declaration of Conflict of Interest (*Items on the Agenda*)
- I. Old Business
- J. New Business
 - a. Public Hearing and Deliberations. ZO 2017-04-17 - a Zoning Ordinance Amendment to amend Section 2.2 Definitions to add definitions for ‘Active Farm Operation,’ ‘Festival,’ and ‘Special Event Facilities;’ amend Section 5.4 to allow for Special Event Facilities within the Agricultural-Rural Zoning District, with a Special Use Permit and to renumber the subsequent uses within the Land Use and Zoning District Table; amend Section 9.8.H to include standards and regulations specific to Special Event Facilities.
- 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

Dusty Christensen with Mansfield Land Use Consultants was there on behalf of the applicants, Nick Thiesen and Gary Jonas. He noted, the application in front of the Commissioners was an amendment to the plans for the Farm Club property which includes expanding the existing microbrewery. They're also seeking approval for a Special Use for a new 1800 sq. ft. building that will incorporate farm market space and a bakery. The primary reason for them being there is Farm Club itself has limited space within the existing building and needs more room, not just for the guests, but for the employees.

Chairman Bechtold asked about parking and how it would be managed if all the designated spaces were occupied and people kept going in, how would that be handled so there would be no violation of the Ordinance and no safety being compromised. Staff asked if they would be able to delineate the parking spaces. Dusty Christensen said the applicant would be willing to use chalk paint to delineate the spaces.

Chairman Bechtold opened public comment at 7:22 p.m.: No comment given
Public comment closed at 7:23 p.m.

Chairman Bechtold closed the public hearing at 7:27 p.m.

Staff handed out prepared draft Findings of Fact. The Commissioners went through the draft Findings of Fact and Standards for Approval. Additional findings of fact were made to the draft including that the applicant stated they agreed to submit a revised plan meeting the buffering requirements of the Ordinance and that the applicant has agreed to mark the parking spaces onsite.

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER APRILL TO ACCEPT THE FINDINGS OF FACT AS MODIFIED. MOTION APPROVED UNANIMOUSLY.

Conditions:

1. The narrative and plans indicate the property owner is seeking 94 parking spaces (36 approved in 2018, 9 spaces for the new Farm Market, and 49 for the expanded microbrewery). In accordance with Section 6.1.2.H of the Ordinance, in granting any additional spaces beyond the required amount, the Planning Commission shall determine that the parking is necessary based on documented evidence of actual use or anticipated demand as provided by the applicant. The Planning Commission shall also consider impacts on the property and surrounding properties, including any natural features thereon. The Commission determines that exceeding permitted parking is APPROVED.
2. The Planning Commission is only approving the expansion of the "microbrewery" into the lawn area *AS DELINEATED ON THE PLAN*, the installation of one beverage service station, a new farm market structure, and parking. Any other work will be deemed a violation of the Zoning Ordinance unless approved under the appropriate process.
3. The Planning Commission is not approving any expansion of the existing non-conforming elements from the 2018 definition of Agricultural Commercial Enterprise which was permitted in 2018.
 - a. No expansion of food service is permitted.
 - b. No expansion of the wine tasting room is permitted. No cider shall be served from the 'outdoor beverage service station' or consumed within the 'lawn seating area for outdoor bar.'
4. Prior to issuance of a Land Use Permit, the Applicant or their representative shall provide evidence that the expansion will not impact their license or the MLCC (or an inspector) has reviewed and approved the expanded use of the microbrewery.

5. Recommendations proposed by the Fire Chief in his 9/21/23 letter will be made a condition of approval. These recommendations include:
 - a. Applicant shall comply with IFC standards for clear widths and the maintenance of all fire apparatus access lanes. *Reference: IFC 503.2.1 & 503.4.*
 - b. Applicant shall provide address identification visible from the public right-of-way and at other approved locations to facilitate emergency response. Address identification and approved locations will comply, at a minimum, with IFC standards. *Reference: IFC 505.1.*
 - c. Applicant shall maintain clear access to the existing on-site fire suppression water tank and dry hydrant located along the southern edge of the existing north parking lot (next to the existing main building). *Reference: IFC 507.5.4.*
 - d. Applicant shall place and maintain signage designating “NO PARKING – FIRE LANE” along the main driveway up to the entrance of the furthest parking area and in front of the water tank’s dry hydrant. Signs shall be conspicuously spaced to discourage parking in these areas. Signage should substantially meet the IFC Appendix D Fire Apparatus Access Roads – Section D103.6: Signs. Any proposed alternatives to the standard shall be approved by the Fire Chief. *Reference: IFC 503.3 & D103.6.*
 - e. Applicant should create and maintain a drivable surface leading to within a minimum of 150 feet of the lawn seating area. The surface may be dirt, gravel, or grass but capable of sustaining the weight of smaller response vehicles (up to 20,000 lbs.) The drivable surface should include enough reasonable area to affect a turn-around and its location reported to the Fire Chief.
6. All requirements for Agricultural Commercial Enterprises (Farm Markets) at the time of permitting are incorporated as conditions of approval. This includes, in part, the following:
 - a. The use must be associated with a farm operation, operated according to the Generally Accepted Agricultural and Management Practices for Farm Markets (GAAMPS) for the State of Michigan and any additional GAAMPS that may apply for the proposed use.
 - b. Sales shall be limited to farm products in compliance with GAAMPS for Farm Markets, such as fruit, vegetables, or baked goods; plant and nursery stock; or farm-related products such as milk, cheeses, honey, preserves, or butter. A bakery may exist as part of a farm market.
 - c. Sales of the following are prohibited unless otherwise authorized by the Ordinance: Fuel or related products; Tobacco products; Lottery tickets; Vehicles or related products; New & Used household goods; Alcohol production and sales.
7. At the time of permitting, all uses are on one parcel and are owned and operated by one entity. If this changes in the future, the Township shall be notified and the change will be reviewed to determine if the Private Road Ordinance is applicable.
8. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
9. 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.
10. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season.
11. Prior to issuance of a Land Use Permit, a stamped copy of the plans shall be provided.
12. Once the project has been completed, the property owner or their representative shall submit As-Built plans in accordance with Section 8.6 of the Zoning Ordinance.
13. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval.
14. Prior to issuance of a Land Use Permit, a revised plan be provided showing the buffer requirements are met.

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MCDONALD THAT BASED ON THE FINIDINGS OF FACT PREVIOUSLY ADOPTED, SUP/SUP 2023-10 FARM CLUB EXPANSION IS HEREBY APPROVED SUBJECT TO THE DISCUSSED AND APPROVED CONDITIONS. MOTION APPROVED BY A UNANIMOUS VOTE.

b. Public Hearing and Deliberations. Capital Improvement Plan.

Chairman Bechtold opened the public hearing at 8:05 p.m.

Staff noted her memo provides detail on the hearing and CIP process.

Chairman Bechtold opened public comment at 8:06 p.m. No public comment.

Public comment closed at 8:06 p.m.

The Chair closed the public hearing at 8:07 p.m.

The Chair noted the Planning Commission has to review a Capital Improvement Plan. CIPs are a requirement of all Charter Townships that have a sewer and water operation and Elmwood Township has both. He asked Staff in her preparing this and having discussions with other Township officials and Board members, if most of the projects are on track for the schedule that's been outlined.

Staff responded that 2024 is pretty accurate. Different Township departments are pursuing funding opportunities. A lot of it will be based on grants. The Township Board has hired a grant coordinator.

The Chair asked about the public water system at Timberlee. Staff said at the last Township Board meeting, the Board voted to move forward with pursuing improvements involving the replacement of the tanks with 2 new small tanks. Commissioner Mikowski noted the Township Board also made an amendment to the Marina boater's design. They're keeping it in the current location instead of moving it closer to the water which will save over \$1 million.

MOTION BY CHAIRMAN BECHTOLD, SECONDED BY COMMISSIONER LUTA TO RECOMMEND TO THE ELMWOOD TOWNSHIP BOARD THE ADOPTION OF THE CHARTER TOWNSHIP OF ELMWOOD CAPITAL IMPROVEMENT PLAN 2024-2030. MOTION PASSED UNANIMOUSLY.

K. Discussion on Zoning Ordinance: The Chair asked, based on their discussion about parking for the agricultural/commercial enterprise which seems a little vague, what would be the best approach for something like that.

Commissioner Aprill asked why they even allow brew pubs, and can they change the Ordinance to not allow them in an agricultural district. Staff responded that the Commission hasn't approved a brew pub, that is a different licensing process through the state than the microbrewery. To her knowledge, the Township is not obligated to keep that [microbrewery] as an allowed use. The Commission has gone back and forth on value added. Value added helps farmers diversify income and provides something that is steady. She wouldn't recommend removing added value in Ag out of their Ordinance.

Commissioner Aprill responded, the problem he has with it is they're not growing hops, barley, etc., so he asked, value added to what. Staff agreed and said moving forward it would be good to work on requirements about planted crops, and crops that are ready to harvest.

Commissioner Aprill said if you're not using your own product, if you're only selling someone else's product, you're a commercial operation.

The Chair noted it was worthy to have a workshop for future discussion.

Comments from the Chair: Chairman Bechtold thanked the Commissioners for their diligence, being well prepared, asking good questions and having thoughtful responses, and their overall concern for the wellness of the Township. As a Township resident he appreciates that.

L. Comments from Planning Commissioners: None

M. Comments from Staff: Staff gave the Commissioners an email from Trudy Gala.

N. Public Comment: None

O. Adjourn: MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO ADJOURN MEETING AT 8:33 PM. MOTION PASSED UNANIMOUSLY.

**Charter Township of Elmwood
Planning Commission Special Meeting
Elmwood Township Hall (10090 E. Lincoln Rd)
November 15, 2023 at 6:30 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 6:30 PM.

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

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

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 7-0.

F. Declaration of Conflict of Interest: None

G. Purpose of the Meeting

1.) SPR 2023-11 (no public hearing required) Request by Michael Finazzo, regarding property at 13360 S. West-Bay Shore Dr. for Masonic Building-Personal Service Establishment.

Jeff Brackett 13360 S. West Bay Shore Dr. representing on behalf of Michael Finazzo. They want to take a small portion of their building and add a dog grooming business for extra income for the Lodge. They'll put in an exterior door for its own ingress and egress to the building.

The Chair noted he did not see an interior plan to see what portion of the overall footprint the proposed project would occupy. Jeff Brackett responded, it's an area approximately 8' x 22'. The Chair said typically the applicant will give the Commissioners a floor plan that identifies that to give them an idea of the location. Staff noted if they look at the interior layout, there's a room on the western portion of the building labeled storage that the narrative indicates is in that area.

Commissioner Roberts said what he was looking at didn't show an exterior door, but there was one in the photographs.

Jeff Brackett responded the door will not be installed until approval.

Commissioner Roberts asked about the 2 doors going into the dining area from what would be the pet grooming area. Jeff Brackett said those would be sealed off.

Staff added, she did receive evidence that the applicant reached out to the other agencies so she did provide that to the Commission and also, they did receive a review from the Fire Chief. It's an existing structure, but he did recommend that no alteration be made to the existing canopy at the main entrance that would further obstruct the fire apparatus access lane. He recommended that as a condition for approval.

The Chair asked if the dumpster needed to be enclosed. Staff replied, if it was visible from a residential area, it would need screening, but it's not.

Commissioner Mikowski questioned where the facilities for customers would be and where facilities for the dogs would be. Jeff Brackett responded the customers have access to the Lodge and there would be ample room for the dogs outside.

The Commissioners reviewed the plan and the draft document that Staff provided.

Staff noted they could condition the location as marked on the plan.

The Commissioners went through Requirements for Site Plan Review and Conditions for Approval.

Conditions:

- 1) The property owner is responsible for obtaining all other applicable permits that shall be done prior to obtaining a land use permit.
- 2) The Planning Commission is not approving any signage under the Site Plan Review. Any proposed signage will need to comply with the Zoning Ordinance on the property. The owner shall obtain a Sign Permit from the Zoning Administrator.
- 3) The project shall comply with all requirements in the Zoning Ordinance in effect at time of approval.
- 4) Recommendations proposed by the Fire Chief in his November 15, 2023 letter that
 - a) there shall be no modifications to the front canopy as to not impede any fire apparatus coming or going.
 - b) Complying with IFC standards for clear widths.
 - c) Should new occupancy have a different address than the main building that shall be provided to the Fire Department.
 - d) The applicant shall provide signage for no parking, fire lane, outside the access.

MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MCDONALD TO APPROVE SPR 2023-11 WITH THE IDENTIFIED CONDITIONS. MOTION APPROVED UNANIMOUSLY.

2.) Planning Commission Discussion on Amending Zoning Ordinance for Special Event Facilities

The Chair said, as they recall, several months ago, their consultant, Sara Kopriva was there giving them ideas and she was back to further discuss the topic.

Sara Kopriva said last month they talked about doing some changes to the language but had questions for the Attorney. She did update the definition, but one of the things they need to discuss is the lot size. At the last meeting they couldn't settle on what the lot size should be. Right now, 2b has a minimum lot size of 20 acres. She did provide another map that has individual parcels, not based on names, just parcels and how big they are. Last month they talked about 80 and 100 acres, so they looked to see how many parcels would be left over if you started going that large, because in essence if they're regulating them out so no parcels can be developed, then they might as well not put it in the Ordinance to allow it because essentially, they're drafting language that's too restrictive.

Commissioner Roberts suggested adding "the property shall be an active farm operation as defined by this Ordinance".

Sara Kopriva said some of the other changes they made were h) sound cannot be heard or objectively measured greater than normal conversation at any property that is not described in the Zoning Ordinance, and j) the duration of the events shall not last longer than 12 hours with some of the hour language that came from the old regulations, k) the maximum number of events from the old language was brought over, and then the updates to the definition in Article II.

The Commissioners discussed the number of acres.

Commissioner Aprill felt like they were spending a lot of time regulating something that in his opinion, they don't really want in the Township.

Chairman Bechtold asked if they abandoned the development of an Event Ordinance in AG, is that indirectly putting any of the operating farms in jeopardy because that's not something they could take advantage of in the future if they felt they needed to supplement income from their farming operation.

Sara Kopriva responded anybody that's already been approved can continue to run theirs as a non-conforming use, but it can't be expanded. The operation has to stay the same and nobody else would be able to do that. There are 2 under Special Event Facility and 1 under Wine Associated Activities that would be non-conforming. That is how they ended up where they are because Gallagher's are currently non-conforming due to the Township not having any regulations and they want to make some changes but the only way to do that is to get out from being non-conforming. Depending on what lot size they pick, Gallagher's only have 38 acres, so they're still non-conforming if they pick 80 acres. She noted she is not saying they should write an Ordinance tailored to them, they need to do it in the best interest of the Township, for everybody that are here. If they were to say 80 acres and they only have 38, they're non-conforming and would need to make their parcel at least 80 to be able to make changes under the new Ordinance.

The Chair asked what would prevent the owner of a farm wanting to combine 2-40 acre fields into an 80 and just have one tax number for the 80.

Sara Kopriva said there is nothing that could stop them from doing that. There is some potential for that to happen if there are neighboring parcels that are owned by the same owner, or they could buy property next to them if they wanted to do it.

The Commissioners discussed the topic further.

MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER MIKOWSKI TO MOVE TO A PUBLIC HEARING, BUT TO REMOVE THE REFERENCE TO A REGISTERED FARM AGENCY AND TO ADD THE MINIMAL LOT SIZE SHALL BE 40 ACRES.

DISCUSSION

MOTION PASSED 4-3.

MOTION BY COMMISSIONER MCDONALD, SECONDED BY COMMISSIONER LUTA TO MOVE THE DECEMBER 12TH, 2023 MEETING TO DECEMBER 19TH, 2023 AT 6:30 PM. MOTION APPROVED UNANIMOUSLY.

H. Discussion on Zoning Ordinance: None

I. Comments from the Chair: Commissioner Bechtold thanked the Commissioners for their comments and making an attempt to look at the big picture.

J. Comments from Planning Commissioners: Commissioner Mikowski said she finished the Citizen Planner Program and found it very informative and helpful and recommended it to the other Commissioners.

K. Comments from Staff: Staff also recommended the Citizen Planner courses.

L. Public Comment: None

M. Adjourn: MOTION BY COMMISSIONER ROBERTS, SECOND BY COMMISSIONER MCDONALD TO ADJOURN THE MEETING AT 8:14 PM. MOTION PASSED UNANIMOUSLY.

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: November 2023 Planning and Zoning Report

PERMITS:	11/2023	11/2022	YTD 2023	YTD 2022
Single Family Dwelling	0		12	23
Attached SFD	0		0	0
Accessory Building	0	1	4	14
AG Building	0		5	0
Residential Addition	0		10	4
Deck	0		8	8
Sign	0	1	3	6
Commercial	0		4	2
Misc.	0		9	10
Total Permits	0	2	48	62
Fees Collected	\$0	\$100.00	\$5,640.31	\$5,390.84

Zoning Board of Appeals:

November 1, Regular Meeting – cancelled due to no new business.

December 6, Regular Meeting – cancelled due to no new business.

Planning Commission:

November 14, Regular Scheduled Meeting. Cancelled.

November 15, Special Meeting. 1) SPR 2023-11 Masonic Lodge added/change of use at 13360 S West-Bay Shore Dr (Use: Personal Service Establishment) – *approved with conditions*, 2) Continued discussion on reintroduction of Special Event Facilities within the A-R Zoning District – *Public Hearing scheduled for 12/19*, 3) Next meeting date – *rescheduled from 12/12 to 12/19*.

December 19, Rescheduled Regular Meeting – Agenda not yet set, but at minimum will include the public hearing noted above for Special Event Facilities.

Office Updates:

STRs. Township has issued 93 of 93 licenses. 14 applications on waitlist. Renewal season ran from 10/1 – 10/31; four license holders did not apply in that timeframe and those licenses will revert to the Township on 12/31. All licenses, if eligible, will be issued by December 31. To-date I have issued licenses for 45 of the properties that submitted a renewal application.

Office Update. As noted in my last report, I was out of the office from 11/30, returning to work this morning (12/11). My apologies for the late submittal of my staff report.

Planning/ Zoning Department
planner@elmwoodmi.gov

Elmwood Charter Township
10090 E. Lincoln Rd.
Traverse City, MI 49684

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

NOTICE OF PUBLIC HEARING
ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION

The following Public Hearing is scheduled for Tuesday, December 19, 2023, at 6:30 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. ZO 2017-04-17 - a Zoning Ordinance Amendment to amend Section 2.2 Definitions to add definitions for 'Active Farm Operation,' 'Festival,' and 'Special Event Facilities;' amend Section 5.4 to allow for Special Event Facilities within the Agricultural-Rural Zoning District, with a Special Use Permit and to renumber the subsequent uses within the Land Use and Zoning District Table; amend Section 9.8.H to include standards and regulations specific to Special Event Facilities.

A complete copy of the amendments are available at the Township Hall by appointment or online at www.elmwoodmi.gov.

The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City. Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd, Traverse City, MI 49684 or planner@elmwoodmi.gov. Written comments submitted prior to the public hearing will be received until 5:00 pm, Tuesday, December 19, 2023.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Posted: 11-29-2023
2:25 pm
Elmwood Township Hall
Connie Preston, Clerk

Real Estate Rentals

HOME FOR RENT
Year-round home near Ormea available immediately to employed non-smoker. 3+ bedrooms, 1 1/2 bath, laundry, attached 2 car garage, pet friendly. Rent of \$1350 includes trash pickup; utilities extra. Email tobflasth41@gmail.com

LAKE VIEW COTTAGE
Lime Lake. September to Memorial to Memorial Day \$600/week, includes all utilities, or \$100/night (three night minimum), \$125 cleaning fee. Memorial Day through Labor Day \$1500/week or \$225/night (3 night minimum), \$125 cleaning fee. Contact Kellie O'Toole @ 517-655-4286 or kelliotoole65@gmail.com

Real Estate Wanted To Buy

CASH FOR HOMES
Any condition. No commission—Quick Closing. Stay in the house after the sale. 248-224-0212

Public Notices

For Leelanau County Notices Past and Present may also be viewed at: LeelanauNews.com

Leelanau Conservation District Notice

The proposed budget of the Leelanau Conservation District for the fiscal year beginning January 1, 2024 will be presented to the District Board for final approval at their monthly board meeting on December 6, 2023, at 7:00 p.m. in the Conservation District office, located at 8527 E. Government Center Dr., Suttons Bay, MI. The office is located in the Lower Level of the Government Center. The public is invited to comment on the proposed budget at this time. Copies of the budget are also available at the District office.
Bernard H. Long
Executive Director

Suttons Bay Village Notice

VILLAGE OF SUTTONS BAY SHORT TERM RENTAL ORDINANCE
ORDINANCE NO. 27
Replacing All previous Short Term Rental Ordinance(s)
NOTICE OF ADOPTION
At a regular meeting of the Village Council for the Village of Suttons Bay, Leelanau County, Michigan, November 20, 2023, beginning at 5:30 p.m., the following Ordinance was offered for adoption by Council Member Will Case and was seconded by Council Member Debra Smith:
THE VILLAGE OF SUTTONS BAY ORDAINS:
Ordinance No. 27 being the Short-Term Rental Ordinance, an ordinance to regulate Short-Term Rentals within the Village of Suttons Bay to provide a procedure therefore; to repeal and replace any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this ordinance is hereby adopted.
Section 2. Effective Date. This Ordinance shall become effective following publication of the Ordinance, or a synopsis of the Ordinance, in a newspaper of general circulation within the Village.
A complete copy of the Ordinance is available at the Village Hall or on the Village website at www.suttonsbayvillage.org.
The vote regarding the adoption of this Ordinance was as follows:
YEAS: 7
NAYS: 0
ABSENT: 0
Ordinance 27 declared Adopted

Suttons Bay Village Notice

VILLAGE OF SUTTONS BAY ORDINANCE NO. Z-2023-05 (AMENDMENT 11 OF ORDINANCE 2 OF 2018)
AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR THE VILLAGE OF SUTTONS BAY
NOTICE OF ADOPTION
At a regular meeting of the Village Council for the Village of Suttons Bay, Leelanau County, Michigan, held on November 20, 2023, beginning at 5:30 p.m., the following Ordinance was offered for adoption by Council Member Carl Bahle and was seconded by Council Member and Colleen Christensen:

THE VILLAGE OF SUTTONS BAY ORDAINS:
Adding the following to Section 4-3 Spatial Requirements
Add-Item C.
The Lake Michigan setback shall be measured from the Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers.
Add the following to Section 5-3 Spatial Requirements
Add-Item B
The Lake Michigan setback shall be measured from the Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers.
Add the following Section 20-11
SETBACK means the minimum required horizontal distance measured from the lot lines or Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers to a building as designated by the applicable zoning district, or a structure, as applicable elsewhere in the ordinance.
Amend Section 20-12 Definitions: U - V
USE
A. ACCESSORY USE means a use naturally and normally incidental to, subordinate to, and devoted exclusively to the principal use of the land or buildings located on the same lot.
1. ACCESSORY DWELLING means one attached or detached dwelling subordinate to the principal single-family dwelling, on the same parcel, that contains an independent living area, including sleeping quarters, a bathroom, living area and kitchen facilities.
Add the following Section 20-13 Definitions: W-Z
Water's Edge means the line where the water and shore meet when the water level is static. For fluctuating water bodies other than Lake Michigan, it shall be the line where the water and shore meet when the water is at its annual high level. For Lake Michigan, it shall be the Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers.
Section 2. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after publication in the manner and as provided by law. A copy of the Zoning Ordinance is available at the Village Hall or on the Village website at www.suttonsbayvillage.org.
The vote regarding the adoption of this Ordinance was as follows:
YEAS: 7
NAYS: 0
ABSENT: 0
Ordinance No. Z-2023-5 declared adopted.

Solon Township Board

Meeting Minutes Synopsis For 11/09/2023
Supervisor Lautner opened the regular meeting at 7:00 PM. with the Pledge of Allegiance.
All Board members were present. Seventeen guests were present. The following actions were taken by the Board:
Approved the agenda with an addition.
Approved the Regular meeting minutes of 10/12/2023 as written.
Approved the Treasurer's report and payment of vouchers.
Approved to purchase doors for the Solon Township Hall from Mitten Glass Co. in the amount of \$14,542.00 to be paid from the ARPA Funds.
Approved the Cedar Area Fire and Rescue proposed budgets for 2024-2025 and 2025-2026.
Approved to have Solon Township enter into the County Early Voting Site Agreement made between Leelanau County and the participating municipalities and to authorize Clerk Shirley Mikowski to sign the agreement.
Approved to extend the existing METRO Act Permit to Michigan Bell Telephone Company d/b/a AT&T Michigan. ("AT&T") for a term to end on March 31, 2023.
Meeting adjourned at 9:00 PM.
A full transcript may be obtained by calling 231-228-7578 or writing STB, PO Box 253, Cedar, MI 49621.
Shirley I. Mikowski/ Clerk

Suttons Bay Village Notice

Synopsis of Suttons Bay Village Council Regular meeting held on November 20, 2023.
The meeting was called to order at 5:30 p.m., by President Lutke.
Present: Bahle, Case, Christensen, Lutke, Smith, Suppes and Yoder. Quorum present.
Council approved the agenda as presented.
Council approved the Consent agenda as presented. The Village Council meeting minutes of October 16, 2023 are approved. The payment of invoices is approved.
Council adopted Short-Term Rental Ordinance No. 27 for the reasons stated in report VSB 2023-65, with an affirmative unanimous roll call vote.
Council adopted the 2023 Year End budget amendments, to reflect an expense of \$3,227,070 and a revenue of \$3,606,549, with an affirmative unanimous roll call vote.
Council scheduled a special meeting for the Truth in Taxation hearing to support the 2024 budget for December 5, 2023, at 8:30 a.m.
Council scheduled a special meeting

Elmwood Township Planning Commission Notice of Public Hearing

The following Public Hearing is scheduled for Tuesday, December 19, 2023, at 6:30 p.m. before the Elmwood Charter Township Planning Commission to consider:
ZO 2017-04-17 - a Zoning Ordinance Amendment to amend Section 2.2 Definitions to add definitions for "Active Farm Operation", "Festival", and "Special Event Facilities"; amend Section 5.4 to allow for Special Event Facilities within the Agricultural-Rural Zoning District, with a Special Use Permit and to return-

ber the subsequent uses within the Land Use and Zoning District Table; amend Section 9.8.H to include standards and regulations specific to Special Event Facilities.
A complete copy of the amendments are available at the Township Hall by appointment or online at www.elmwoodmi.gov.
The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City, MI 49684 or planner@elmwoodmi.gov. Written comments submitted prior to the public hearing will be received until 5:00 p.m., Tuesday, December 19, 2023.
Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Elmwood Township Notice of Public Hearing on Proposed 2024 Budget

A public hearing will be held on December 11, 2023 at approximately 6:00 p.m. to receive comment on the proposed 2024 budget. The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Rd., Traverse City, MI 49684. THE PROPERTY TAX MILLAGE RATE PROPOSED TO BE LEVIED TO SUPPORT THE PROPOSED BUDGET WILL BE A SUBJECT OF THIS HEARING. A copy of the budget is available for public inspection at the Elmwood Township office, 10090 E. Lincoln Road, Traverse City, MI 49684, Monday through Friday from 9:00 a.m. until 5:00 p.m. The budget may be viewed on our website at leelanau.gov/elmwoodtwp.asp under reports. Individuals with disabilities requiring auxiliary aids or services should contact Connie Preston, Clerk at the above address or phone 231-946-0921
Connie Preston, Clerk

Suttons Bay Village Notice

Synopsis of Suttons Bay Village Council Regular meeting held on November 20, 2023.
The meeting was called to order at 5:30 p.m., by President Lutke.
Present: Bahle, Case, Christensen, Lutke, Smith, Suppes and Yoder. Quorum present.
Council approved the agenda as presented.
Council approved the Consent agenda as presented. The Village Council meeting minutes of October 16, 2023 are approved. The payment of invoices is approved.
Council adopted Short-Term Rental Ordinance No. 27 for the reasons stated in report VSB 2023-65, with an affirmative unanimous roll call vote.
Council adopted the 2023 Year End budget amendments, to reflect an expense of \$3,227,070 and a revenue of \$3,606,549, with an affirmative unanimous roll call vote.
Council scheduled a special meeting for the Truth in Taxation hearing to support the 2024 budget for December 5, 2023, at 8:30 a.m.
Council scheduled a special meeting

and a public hearing for December 5, 2023, at 8:30 a.m. to consider adoption of the proposed 2024 budget.
Council adopted Resolution 7 of 2023, Resolution Adopting the Village of Suttons Bay Master Plan, with an affirmative unanimous roll call vote.
Council approved Zoning Ordinance Amendment 11 of Ordinance 2 of 2018, for high water mark, water's edge, and accessory dwelling units as the changes meet the criteria of Section 18-3(C), with an affirmative unanimous roll call vote.
The meeting adjourned at 6:07 p.m.
A full copy of the minutes can be found on the Village website at www.suttonsbayvillage.org or a copy can be viewed at the Village Hall.
Submitted by Shar Fay, Village Clerk.

Kasson Township Planning Commission Notice to the Public

Public Hearing
Monday - Dec. 18, 2023 - 7:00 p.m.
The Kasson Township Planning Commission has scheduled a public hearing for Monday, December 18, 2023, at 7:00 pm to receive comment on a Special Land Use Permit gravel pit renewal application from Newman Gravel Pit. The application is required per Section 7.11 Permit Renewal of the Kasson Township Zoning Ordinance for any Special Use Permits with an active "Performance Guarantee" must be brought before the Planning Commission every two (2) years for review and renewal in the Gravel Zoning District. The parcels are located at 11900 S. Newman Road in Sections 21/27/28, T28N, R13W, and the tax numbers are 45-007-021-008-00 & 007-027- 003-00 & 007-028-001-00. The Planning Commission requests your questions, input, opinions or concerns relating to this proposed use.
To review the application or to submit written comments, write Kasson Township Zoning Administrator, PO Box 226, Lake Leelanau, MI 49653; call 231-360-2557; or email tim@allpermits.com. Kasson Township will provide services for the hearing impaired and others with disabilities with seven days' notice to the zoning administrator at the address and phone above.
Timothy A. Cypher, Kasson Township Zoning Administrator

Glen Arbor Township Notice to the Public

Synopsis of the Glen Arbor Township Regular Board meeting of November 21, 2023.
The meeting was held in the Glen Arbor Township meeting room and called to order at 7:00 PM.
Members present: J. DePuy, P. Laureto, T. Laureto, D. Lewis, and B. Hawley. Chief Ferguson and one member of the public were also present.
Timothy A. Cypher, Kasson Township Zoning Administrator


The agenda was approved as amended.
All board members stated they had no conflict of interest with any items on the agenda.
Public Comment: Cemetery Advisor Board Chairperson brought a request for signage and a request for permanent corner markers on all gravestones.
Minutes of the 10/17/23 Regular Board Meeting and 11/2/23 Special Meeting were approved as presented.
Actions approved by motion: 1) Payment of General Fund expenses and payroll, 2) Payment of Emergency Services expenses and payroll.
Old Business discussed: 1) Township Hall parking lot project, 2) Township Hall lighting project.
New Business discussed: 1) A proposed addendum to the Firefighters collective bargaining agreement, 2) Planning Commission membership.
Public Comments: none
Meeting adjourned at 8:45 p.m.
A complete copy of the minutes can be reviewed at the township office or on the township website.
Pam Laureto
Township Clerk

Glen Lake Community Library Notice to the Public

There will be a public hearing on the proposed 2024 operating budget at the regular meeting of the Glen Lake Community Library Board of Trustees on December 13, 2023 at 1:00 p.m. The meeting will take place in the library's Program Room. A copy of the proposed budget will be available at the library.
The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.

Bingham Township Public Notice




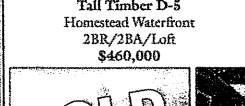
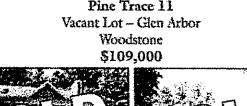
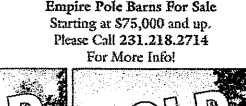

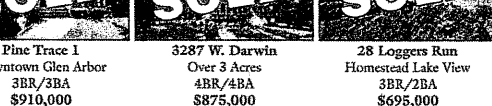
Synopsis of the Bingham Township Regular Board meeting of Nov. 20, 2023.
Meeting called to order by Supervisor Werner at 7 p.m. at Bingham Township Hall.
Werner, Morio, Layman, Grant, Stone present.
Agenda approved.
Approved 10/16/23 minutes as amended and Spec. meeting minutes of 11/16/23.
Public Comment.
Approved resolution to increase per parcel pay.
Accepted Audit report.
Approved moving money into 245-262 election account.
Approved vendor & payroll balances.
Meeting adjourned at approximately 8:45 p.m.
A complete copy of the minutes may be reviewed at the township office or on the township website.
Kathy Morio, Bingham Township Clerk



Your #1 Leader in Glen Arbor & Leelanau County Real Estate

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Glen Arbor, MI 49636

www.lvrrealty.com

 <p>Tall Timber D-5 Homestead Waterfront 2BR/2BA/Loft \$460,000</p>	 <p>Pine Trace 11 Vacant Lot - Glen Arbor Woodstone \$109,000</p>	 <p>Empire Pole Barns For Sale Starting at \$75,000 and up. Please Call 231.218.2714 For More Info!</p>
 <p>GREAT LAKES Great Lakes 19/20 Homestead Waterfront 2BR/2BA \$675,000</p>	 <p>Pine Trace 1 Downtown Glen Arbor 3BR/3BA \$910,000</p>	 <p>3287 W. Darwin Over 3 Acres 4BR/4BA \$875,000</p>
 <p>28 Loggers Run Homestead Lake View 3BR/2BA \$695,000</p>	 <p>Ranae Ihme Broker ranac@lvrrealty.com • www.lvrrealty.com</p>	

To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: December 13, 2023
RE: Public Hearing ZO 2017-04-1 7

Enclosed you will find the proposed text amendment regarding the introduction of Special Event Facilities. There are two copies of this text; one is a track-change copy which shows the modifications as proposed by the Township Attorney in his 12/1/2023 Memo, which is also enclosed. The second copy is a clean version of the track-change copy.

Please review the proposed text and note that per Section 11.12.D, the following guidelines shall be used by the Planning Commission in consideration of amendments to the Zoning Ordinance. Any decision to recommend approval or denial of the text to the Township Board must be based on the following guidelines.

1. Text Amendment.

- a. The proposed text amendment would clarify the intent of the Ordinance.
- b. The proposed text amendment would correct an error in the Ordinance.
- c. The proposed text amendment would address changes to State legislation, recent case law or opinions from the Attorney General of the State of Michigan.
- d. The proposed text amendment would promote compliance with changes in other county, state or federal regulations.
- e. The proposed text amendment would be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan, or if conditions have changed significantly since the Master Plan was adopted, consistent with recent development trends in the area.
- f. In the event the amendment will add a use to a district, that use shall be consistent with the character of the range of uses provided within the district.
- g. The amendment shall not create incompatible land uses within a zoning district, or between adjacent districts.
- h. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements, and similar technical items.
- i. As applicable, the proposed text amendment shall be consistent with the Township's ability to provide adequate public facilities and services.
- j. The proposed text amendment shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.

If the Commission would like to move forward with the text, please make the following motion:

Motion to recommend approval of ZO 2017-04-17 amendment to the Township Board and forward on to the County.

YOUNG, GRAHAM & WENDLING, P.C.

Attorneys at Law
104 E. Forest Home Ave., P.O. Box 398
Bellaire, Michigan 49615
(231) 533-8635
Facsimile (231) 533-6225
www.upnorthlaw.com

Bryan E. Graham

Peter R. Wendling

M E M O R A N D U M

TO: Sarah Clarren, Planner/Zoning Administrator **VIA EMAIL**
Elmwood Charter Township

FROM: Bryan E. Graham *BEG*

DATE: December 1, 2023

SUBJECT: Review of revised language concerning the events regulations for the township zoning ordinance prepared by Beckett & Raeder

I have now had the opportunity to review the revised language you provided concerning the events regulations for the township zoning ordinance prepared by Beckett & Raeder. This draft is a vast improvement over the past drafts I have reviewed. While no guarantees can be made that the new language will not be challenged in court and what the results of any challenge will be, I believe the risks of any such legal challenge is no different than any other language included in the zoning ordinance.

The following are my comments concerning this draft:

1. In subsection 2.a the word "in" in line 1 should be changed to the word "an."
2. In subsection 2.c the word "event" in line 1 should be changed to to the phrase "event facility." It is important to utilize consistent terminology. The term "special event facilities" is defined. Therefore, that defined term should be used. If a different term is used, then a court may conclude that a different meaning is intended. Clearly, that is not the intent in this situation.
3. In subsection 2.d the word "special" must be inserted before the word "event" in line 2. The reason for this change is the same reason as stated in Paragraph 2 above.
4. In subsection 2.f the phrase "requirements of this ordinance" should be replaced with specific references to the parking and lighting requirements that must be met.

5. Concerning subsection 2.h, as you may have heard me say in the past, I do not like utilizing decibel levels for sound regulations. There can be legal problems utilizing decibels in an enforcement action. As a result, it is my recommendation that this subsection be rewritten as follows:

No sounds shall be heard that annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of any reasonable person of normal sensitivities on any property that is not described in the zoning permit at any time during the event.

6. Concerning subsection 2.j.iii, I do not understand how tear down cannot occur after 8 p.m. when events specified in subsections i and ii can go until 10 p.m. and 11 p.m., respectively. Clearly, tear down must occur after the event is over. Therefore, this subsection must be revised.
7. Concerning the definition of "Active farm operation," the beginning portion of this definition should be revised to read as follows:

Active Farm Operation: A farm operation within which any of the following are occurring: . . .

8. You should note that a vast majority of the terms currently defined in the zoning ordinance capitalize each of the words within the term. As a result, all of the words within the terms being added should be capitalized, as I did in the above definition.
9. Concerning the definition of "Special event facilities," there appears to be a disconnect between the definition and the intent stated in subsection 1.c. The definition appears to be written for private functions that do not involve commercial rental ("typically involving family and close friends"). Subsection 1.c, however, states that one of the purposes of the special event facility regulations is "to make agricultural pursuits economically viable." If the intent is to eliminate the commercial component of the special event facilities, then the definition can remain and subsection 1.c should be deleted. On the other hand, if the intent is to allow the commercial rental for the special event facilities, then the word "commercially" should be inserted before the word "rented" in line 1. In addition, if the current definition is to remain with a commercial component, then the phrase "typically involving family and close friends" should be removed.

If you or the planning commission have questions, please do not hesitate to contact me.

BEG

CHARTER TOWNSHIP OF ELMWOOD
Leelanau County, Michigan

Ordinance No. 2024-_____
ZO 2017-04-17

AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE, IN ACCORDANCE WITH THE PROVISIONS OF THE MICHIGAN ZONING ENABLING ACT, ACT 110 OF THE PUBLIC ACTS OF 2006, AS AMENDED [MCL 125.3101 ET SEQ.], TO AMEND SECTION 2.2 DEFINITIONS TO ADD DEFINITIONS FOR ‘ACTIVE FARM OPERATION,’ ‘FESTIVAL,’ AND ‘SPECIAL EVENT FACILITIES;’ AMEND SECTION 5.4 TO ALLOW FOR SPECIAL EVENT FACILITIES WITHIN THE AGRICULTURAL-RURAL ZONING DISTRICT, WITH A SPECIAL USE PERMIT AND TO RENUMBER THE SUBSEQUENT USES WITHIN THE LAND USE AND ZONING DISTRICT TABLE; AMEND SECTION 9.8.H TO INCLUDE STANDARDS AND REGULATIONS SPECIFIC TO SPECIAL EVENT FACILITIES.

The Charter Township of Elmwood Ordains:

Section 1: Amendment.

Amend Article 2:

Active ~~farm~~ Farm operationOperation: A farm operation within which any of the following Any of the following uses are occurring: (1) for crops such as fruits, vegetables, hay, corn, soybeans, wheat, etc. where the crops are grown, harvested, and historically commercially marketed; (2) for dairy farms, the cows are raised, regularly milked, and the milk has historically been commercially sold; (3) for beef cattle farms, the cows are raised, and historically 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 historically been 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~~ Event facilitiesFacilities: An establishment which is rented by individuals or groups by paying a fee or other compensation to accommodate private functions, typically involving family and close friends of the individual renting the facility, including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations involving more than 50 people.

Add a new number 74 to Section 5.4 and renumber subsequent uses

Commercial Related Uses	A-R	R-1	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
74. Special Event Facility	SUP										
P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit											

Add to SECTION 9.8 ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL LAND USES

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 business opportunities to make agricultural pursuits economically viable.
 - d. Protecting adjacent property owners from any potential nuisance factors related to these special events.

2. All special event facilities are subject to the following requirements as applicable:
 - a. The property shall be ~~in an~~ active farm operation as defined by this ordinance during the use of the property for special events.
 - b. The minimum lot size shall be 40 acres.
 - c. All structures and activities related to the ~~special events~~special event facility, including parking, shall be located 200 feet from all property lines.
 - d. The special event facility, including structures used for the special event, parking, access, and area designated for guests or space to be used for the special event facility, shall not exceed 2.5% of the area used for the active farm operation of the parcel.
 - e. No guest lodging shall be permitted on site.
 - f. ~~Requirements pursuant to Article 6 of this Zoning Ordinance shall be met, with the exception that parking. 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 sounds shall be heard that annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of any reasonable person of normal sensitivities on any property that is not described in the zoning permit at any time during the special event. Sounds shall not be heard or objectively measurable at any decibel level greater than a normal conversation on any property that is not described in the zoning permit at any time during the event.~~
 - i. Music or entertainment shall not be the primary purpose for the special event.
 - j. The duration of the special event shall not last longer than 12 hours and occur on one day. The Planning Commission may reduce the duration of the special event based on the location of the property, adjoining land uses, terrain features, noise dissemination, and the avoidance of adverse impact on other lands. Hours of operation shall not exceed the following:
 - i. Sunday through Thursday: 9:00 am to 10:00 pm
 - ii. Friday, Saturday, and federal holidays: 9:00 am to 11:00 pm
 - iii. ~~Tear down shall not occur after 8:00 pm~~1 hour following the above hours of operation nor begin more than 1 hour prior to the above hours of operation
 - iv. All guest shall be off the site within 1 hour of the end of the special event following the above hours of operation
 - k. The Planning Commission shall determine the maximum number of special events after consideration of its location, whether this is a reasonable likelihood of an

adverse impact on neighbors, traffic, access, and nearby land uses as well as the standards in Section 9.3. At no time shall the Planning Commission allow more than the following special events:

- i. Maximum of 52 special events in a calendar year
 - ii. Maximum of 2 special events in a week unless there is a federal holiday in the week, then up to 3 special events may be held in that week. For this section of the Ordinance, a week shall be a calendar week, Sunday to Saturday.
- l. A management plan meeting the following shall be provided:
 - i. General description of the special event facility including operational calendar.
 - ii. Specific details on where the special 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 special event manager, if different from owner.

Section 2: Severability.

If any sections, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Section 3: Effective Date.

This Ordinance shall become effective eight (8) days after publication.

Public Hearing: December 19, 2023

Adopted: _____

Effective: _____

CHARTER TOWNSHIP OF ELMWOOD
Leelanau County, Michigan

Ordinance No. 2024-_____
ZO 2017-04-17

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Special Event Facilities: An establishment which is rented by individuals or groups by paying a fee or other compensation to accommodate private functions, typically involving family and close friends of the individual renting the facility, including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations involving more than 50 people.

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Commercial Related Uses	A-R	R-1	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
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**P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval,
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2. All special event facilities are subject to the following requirements as applicable:
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 - c. All structures and activities related to the special event facility, including parking, shall be located 200 feet from all property lines.
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 - e. No guest lodging shall be permitted on site.
 - f. Requirements pursuant to Article 6 of this Zoning Ordinance shall be met, with the exception that 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 sounds shall be heard that annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of any reasonable person of normal sensitivities on any property that is not described in the zoning permit at any time during the special event.
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 - i. Sunday through Thursday: 9:00 am to 10:00 pm
 - ii. Friday, Saturday, and federal holidays: 9:00 am to 11:00 pm
 - iii. Tear down shall not occur after 1 hour following the above hours of operation nor begin more than 1 hour prior to the above hours of operation
 - iv. All guest shall be off the site within 1 hour of the end of the special event
 - k. The Planning Commission shall determine the maximum number of special events after consideration of its location, whether this is a reasonable likelihood of an adverse impact on neighbors, traffic, access, and nearby land uses as well as the standards in Section 9.3. At no time shall the Planning Commission allow more than the following special events:
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Public Hearing: December 19, 2023

Adopted: _____

Effective: _____

