

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION
SPECIAL WORKSHOP MEETING**

Thursday, June 22, 2023 at 7PM

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 Thursday June 22, 2023 at 7:00pm 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: June 20, 2023
10:50 am
Elmwood Township Hall
Connie Preston, Clerk

Date: 6.19.2023
From: Sara Kopriva, AICP
To: Elmwood Planning Commission
Project: Special Events Facility Amendment

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initiative

It is my understanding that the Planning Commission has received an application and would like to move forward with adding Special Event Facilities language into the Zoning Ordinance. In order to move forward, the Planning Commission should have a discussion on what they would like to accomplish with this amendment and how it furthers the goals and objectives of the Master Plan.

Below are some questions that the Planning Commission should discuss at the meeting and will help to provide me the concept/policy that I will need to draft language for the amendment.

1. **Is this use necessary in the Township?** Is it a use that is needed? Is this a use not available nearby (another zoning district) or elsewhere in the Township? Did State Law change?
2. **If it is necessary, what zoning districts should it be allowed in?** Can an existing district be used, would a new district or overlay be better?
3. **Will this use be consistent with the other uses in the same zoning district?** Is it similar in type, intensity, noise, odors, parking to uses currently allowed?
4. **Should this use be a primary use of the property or an accessory use?** Can it stand on it's own or does it need to be a part of another use (what use)?
5. **What is the appropriate approval process?** Site plan review (use by right) or Special Land Use?
6. **What concerns to do you have about this use and how does the Township protect the neighborhood from these concerns?** Lighting, traffic, noise, parking, water, sewer

In addition to thinking about these questions, please review the following:

1. Zoning Map (attached)
2. Pages 21-29 of the Master Plan
3. Pages 37-43 of the Master Plan
4. Future Land Use Map (attached)

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535 West William
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Ann Arbor, MI 48103

Petoskey Office
113 Howard Street
Petoskey, MI 49770

Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

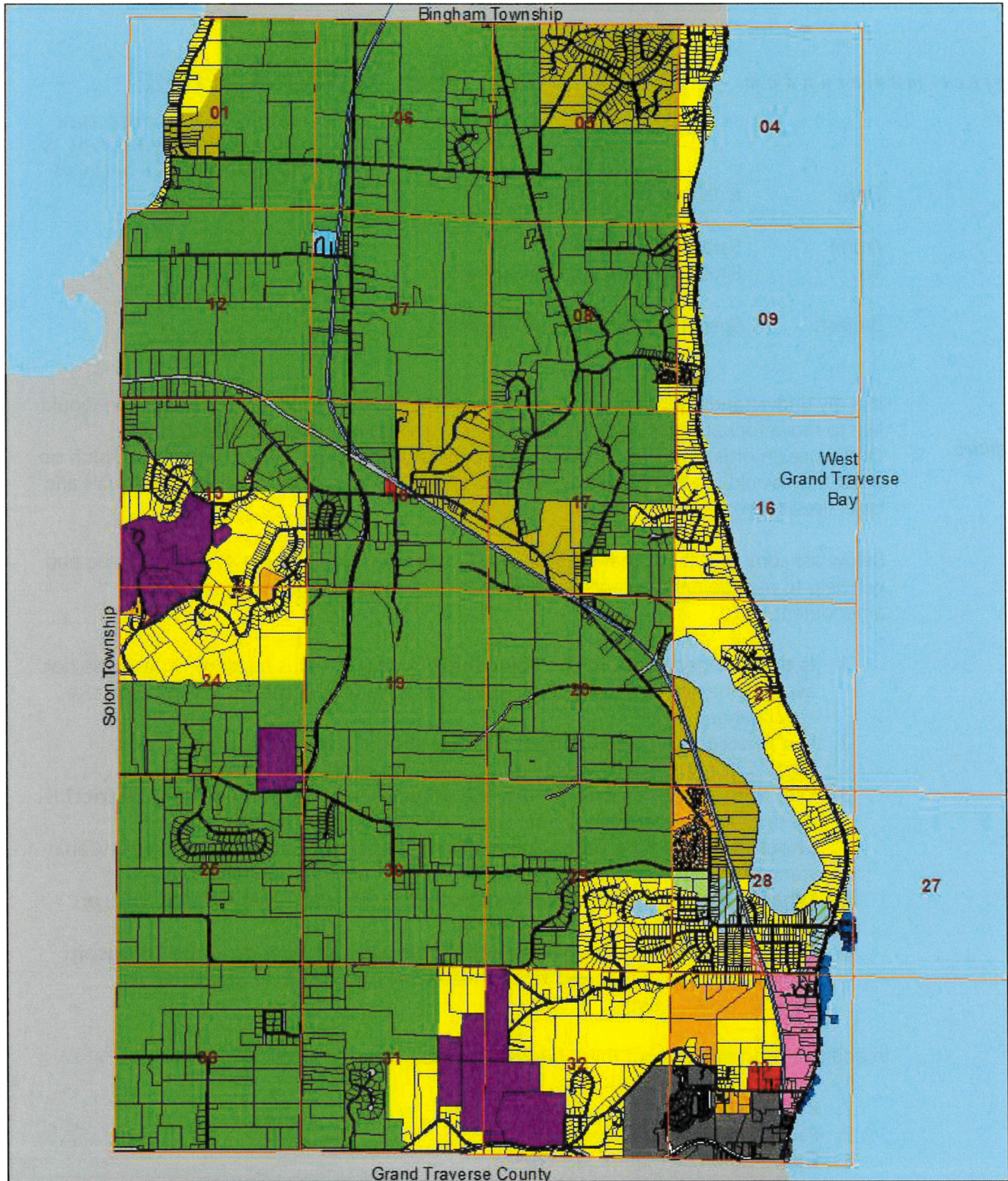
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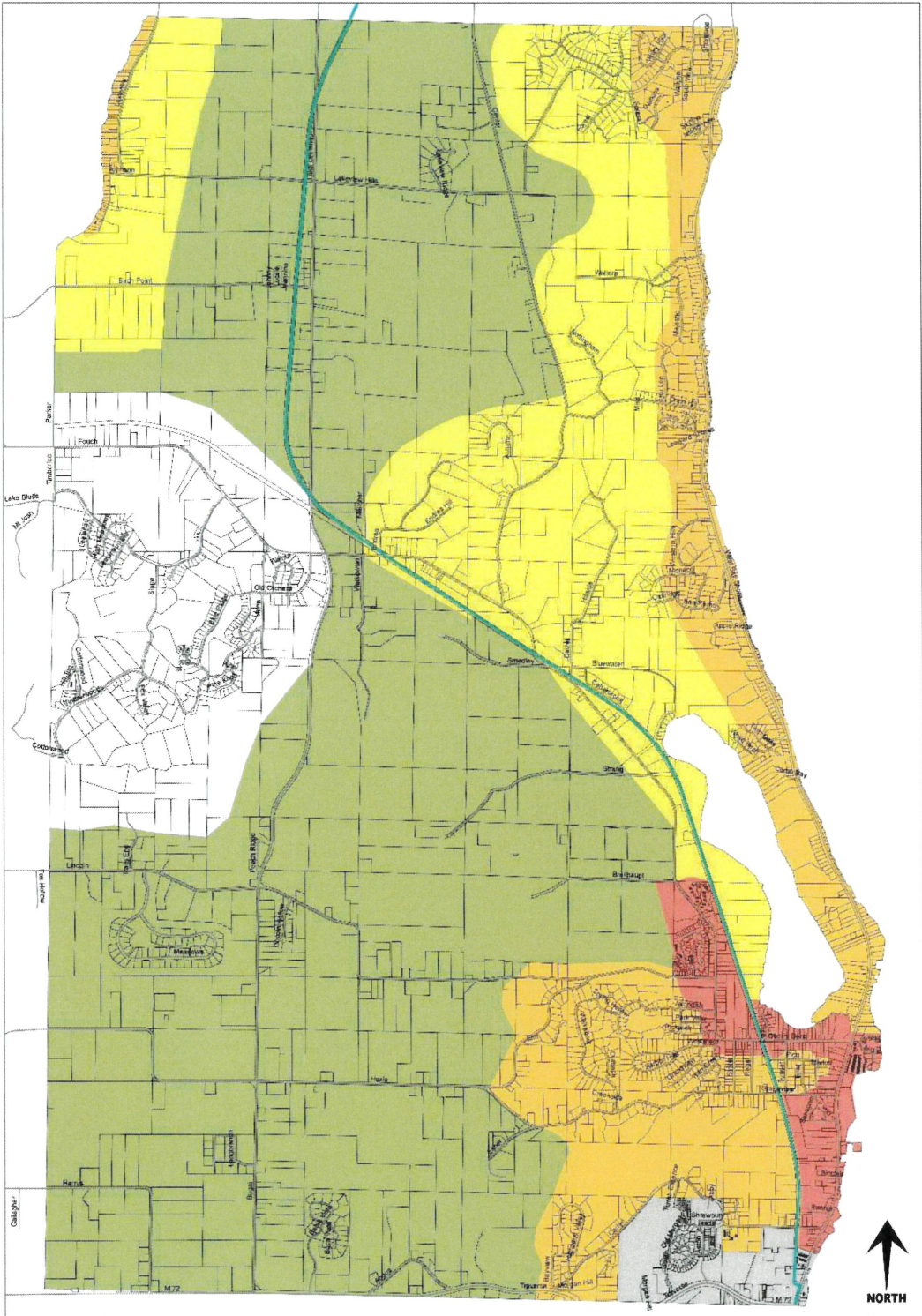


CHARTER TOWNSHIP OF ELMWOOD

Zoning Districts

Agricultural - Rural (A-R)	Manufactured Home Park (MHP)	General Commercial (GC)	Conditional Rezoning
Residential 1 (R-1)	Rural Resort (RR)	Light Industrial (LI)	
Residential 2 (R-2)	Municipal Center (MC)	Shoreline Commercial (SC)	
Residential 3 (R-3)	Neighborhood Commercial (NC)	Traverse City	

Official Zoning Map
September 1, 2017



CHARTER TOWNSHIP OF ELMWOOD

FUTURE LAND USE MAP

- GREILICKVILLE SERVICE CENTER
- MEDIUM DENSITY RESIDENTIAL
- TIMBERLEE
- HIGH DENSITY RESIDENTIAL
- RURAL LOW DENSITY
- TRAVERSE CITY
- Tart Trail

Date: 4/6/2016

