

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

~~Wednesday~~Tuesday, February 28, 2023 at 7PM *corrected 1/27/23 @ 12:15pm*

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. Limited Public Comment- **Only on Agenda Items with no Public Hearing-** See Rules on Agenda

E. Agenda Modifications/Approval

F. Declaration of Conflict of Interest

G. Purpose of the Special Meeting

- a. LIMITED REOPENING of Public Hearing SPR/SUP 2022-06 Request by Wellevity LLC regarding property at 0 S Timberlee Dr, 10901 and 10800 S Cottonwood Dr, and 0 E Timberwoods Dr, parcels 113-014-26, 113-014-16, 113-014-29, 113-014-51 for a resort.

The Limited reopening of the above referenced public hearing is on matters outlined within a motion made by the Planning Commission on 1/18/23. This motion is posted online and at Township Hall. This motion indicates that the Commission desired additional information related to four standards (Section 9.3.A.4, Section 9.3.A.5, Section 9.3.A.8, and Section 9.3.A.9) within the Ordinance and the Planning Commission is reopening the public hearing in this matter for the limited purpose of receiving additional information concerning whether the applicant has complied with the previously specified approval standards. In particular, the Planning Commission desires to obtain information concerning both of the following:

- (1) Whether the private roads leading to the proposed special land use will be adequate to safely accommodate the traffic that will be generated by the proposed special land use.
- (2) Whether the roadways within the proposed special land use will comply with all applicable road slope requirements.

As always, the Commission welcomes public comments. However, comments should be made within the scope of the motion. Comments outside the scope of the limited reopened public hearing cannot be considered by the Planning Commission and are not appropriate during the public comment for the limited public hearing.

- b. Planning Commission deliberations on SPR/SUP 2022-06 Request by Wellevity LLC regarding property at 0 S Timberlee Dr, 10901 and 10800 S Cottonwood Dr, and 0 E Timberwoods Dr, parcels 113-014-26, 113-014-16, 113-014-29, 113-014-51 for a resort.

H. Discussion on Zoning Ordinance

I. Comments from the Chair

J. Comments from the Planning Commissioners

K. Comments from the Staff

L. Public Comment

M. 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