

REGULAR Meeting of the Elberta Planning Commission

401 First Street | Elberta, MI 49628

June 8, 2022 @ 5:30pm

Call To Order & Pledge: 5:30pm

Roll Call Janet "Jen" Kennedy – present | Charles Kalbach – present | Ryan Fiebing – present | Vacant Seat | Vacant Seat

Approval Of Minutes –

Motion to approve the **April 13, 2022, Regular Meeting Minutes**, by Ryan Fiebing; Seconded by Charles Kalbach. ALL AYES – Motion Passes.

Motion to approve the **April 27, 2022, SPECIAL Meeting Minutes**, by Ryan Fiebing; Seconded by Janet "Jen" Kennedy. ALL AYES – Motion Passes.

Approval of Agenda: Motion to approve the **AGENDA** by Janet "Jen" Kennedy; Seconded by Ryan Fiebing. All AYES – Motion Passes.

Correspondence:

- Email response received June 1, 2022, from David T. Caldon during communications with Roberta Benedict
 - Attachments sent regarding his zoning amendment recommendations letter dated May 17, 2022 sent to Sara Kopriva
- Email response from Sara Kopriva along with the Zoning Ordinance Amendment Suggestions
- Application for Site Plan Review for Furnace Street Elberta Ventures, LLC
 - Emails and attachments between owner and the Zoning Administrator Josh Mills

Public Comment –

- Jim Barnes (Frankfort Resident): Put together a group of people who express an interest and concern for Elberta; meeting last Friday with a good group of individuals looking to help.

OLD BUSINESS:

1. VACANT SEATS on the Elberta Planning Commission:
2. Review of Planning Commission By-Laws
3. Future Zoning Ordinance Amendments

NEW BUSINESS:

1. Application for Site Plan Review, address is 1121 Furnace Street, Furnace Street Distillery
 - a. BACKGROUND presented by the Zoning Administrator, Josh Mills:
 - October 14, 2019: Special Use Permit was approved by the Planning Commission and subsequent approval by the Elberta Village Council on October 17, 2019, for the Furnace Street Distillery Operations with two conditions: parking & the BOD of the wastewater treatment.
 - Site plan review in December of 2020 for 60' x 40' addition, essentially the area for the Distillery Operation, not for the public.
 - b. CURRENT APPLICATION - May 17, 2022, for a 60' x 60' detached building
 - Meets height and parking requirements.
 - Site Plan Review approved by Zoning Administrator.
2. Motion to approve the application for a Site Plan Review from Furnace Street Elberta Ventures, LLC. for the property at 1121 Furnace Street, Elberta, MI 49628; site plan prepared by Elevate Studio dated May 13, 2022, Sheet C101 for a 60' x 60' detached accessory building for distilling, brewing, and office space with the following conditions: the curb cut demonstrated on sheet C101 to be a concrete curb panned across the driveway with raised curbing along the edge of the driveway. The driveway approach from the flat curb to the property line is to be a concrete curb, a flat approach. The driveway material beyond the concrete apron, shall be crushed stone or better. Any parking offsite shall not obstruct traffic flow by Janet "Jen" Kennedy; Seconded by Ryan Fiebing. All AYES – Motion Passes.

Zoning Administrator Report: verbal report given by Zoning Administrator for the Site Plan Review

Adjournment: by Janet "Jen" Kennedy @ 6:21p