

Regular Meeting of the Elberta Planning Commission  
401 First Street | Elberta, MI 49628  
**August 10, 2022 @ 5:30pm**

**Call To Order & Pledge: 5:35p**

**Roll Call**

Janet "Jen" Kennedy – present | Charles Kalbach – present | Ryan Fiebing – present | Michael Murphy – present | VACANT

**Approval Of Minutes –**

Motion to approve **the July 13, 2022, Special Meeting Minutes**, by Janet "Jen" Kennedy; Seconded by Charles Kalbach.

ALL AYES – Motion Passes.

Motion to approve **the July 13, 2022, Regular Meeting Minutes**, by Ryan Fiebing; Seconded by Michael Murphy.

ALL AYES – Motion Passes.

Motion to approve **the July 26, 2022, Special Meeting Minutes**, by Michael Murphy; Seconded by Ryan Fiebing.

ALL AYES – Motion Passes.

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

**Correspondence – NONE**

**Public Comment** – Attorney Justin Worbert from Varnum Law Associates spoke on behalf of the Elberta Land Holding Company, LLC. regarding the zoning ordinance amendment version 4, specifically the height restrictions and coverage area.

**OLD BUSINESS:**

1. Review of Planning Commission By-Laws –
2. Draft Zoning Ordinance Amendment Version #4 was discussed in detail regarding the bulleted items. Questions that were raised will be sent to Sara Kopriva, Beckett & Raeder Zoning Consultant for review.
  - Grade
  - Maximum, lot coverage 50% by all buildings
  - Height at 45'
  - Flat Roofs
  - Pertinent structures

**NEW BUSINESS:** NONE

**Zoning Administrator Report:** discussed

**Adjournment:** by Janet "Jen" Kennedy @ 6:50p