

Minutes
Elberta Planning Commission
Elberta Community Building
Wednesday, July 3, 2024
5:30 PM

Call to Order and Pledge of Allegiance: 5:30 PM

Present: Chair, Ottinger, Ex Officio: Fiebing; Gray, Link, & Murphy.
Public in attendance: Stewart McFerran, Glen Chown, John Devine, Lisa Canada and her husband, Mr. Canada, Chris Sullivan, Paula Friedrich, Jennifer Wilkins, Ken Holmes, Helen Taylor, Stewart and Marcie Grudzien, Jim Barnes, Emily Votruba, and Brett McGregor

Approval of revised draft minutes of the May 9, 2024 regular meeting.
Motion to approve by Gray. Supported by Murphy. Approved.

Approval of the draft minutes of the June 5, 2024 regular Meeting.
Motion to approve by Fiebing. Supported by Murphy. Approved.

Approval of agenda:
Motion to approve by Fiebing. Supported by Murphy. Approved.

Correspondence: Fiebing received an email from Sara Kopriva stating she had not completed her work on the proposed master plan.

Public Comment:

Jon Ottinger and Jennifer Wilkins thanked the commission for their work on the master plan.

Glen Chown, Executive Director of the Grand Traverse Regional Land Conservancy (GTRLC), presented the conservancy's Elberta Community Conservation Project. He introduced Helen Taylor, Michigan State Director of the Nature Conservancy, and Chris Sullivan, GTRLC's Director of Land Protection. Mr. Chown announced an agreement with the Elberta Land Holding Company for GTRLC to purchase approximately 35 acres of land owned by ELHC at the northwest corner of Elberta, along the shoreline of Betsie Bay and Lake Michigan, including 10 acres of dunes. This purchase (which needs to be approved by the GTRLC Board of Directors at a meeting on

July 25) is for \$19.5 million due December 15, 2024. A baseline environmental assessment (BEA) has begun, expected to take 60 days.

The map and plan shows, from west to east, 16 acres of Lake Michigan waterfront to be eventually acquired by the Village as parkland (similar to Elberta Dunes Natural Area) through a Michigan Natural Resources trust fund grant; 10 acres of dune nature preserve to be retained by GTRLC, and 9 acres on Betsie Bay and Furnace Avenue to be used for community redevelopment. The plan includes the extension of the Betsie Valley Trail along the Betsie Bay and down around the base of the dune hill to Elberta Beach. At closing December 15, GTRLC proposes to immediately transfer the deed to the 9 acres in the Marina District to Michigan Land Bank Authority as temporary owner. MLBA can provide funding to deal with blighted buildings and help Village with redevelopment plans, with public input. MLBA plans to walk the property with Village leadership July 19.

Old Business:

Draft Master Plan revisions:

Acknowledgments – adding Jen Kennedy – former PC Chair

Planning Commission ByLaws revisions:

Jon moved to change the bylaws to match the ordinance stating that the ex-officio member shall not be eligible to serve as the chairperson. So the revision will state (3.2) “the ex-officio member *shall* be eligible to serve as chairperson.”

Supported by Gray. Approved.

New Business:

Resolution to approve the Master Plan

Motion to table this until a future date by Fiebing. Supported by Murphy. Approved.

Zoning Administrator’s Report of July1, 2024.

Motion to approve by Fiebing. Supported by Murphy. Approved.

Public Comment regarding agenda items only: None.

Next meeting scheduled for Wednesday, August 7, 2024 at 5:30 p.m. at the Elberta Community Building.

Motion to adjourn by Fiebing. Supported by Murphy. Approved.

Meeting Adjourned at 7:15 p.m.

Respectfully submitted,

Link, Secretary

Mary