

Minutes
Elberta Planning Commission
Public Hearing
Elberta Community Building
Thursday, May 9, 2024
5:00 PM

Call to Order and Pledge of Allegiance: 5:03 PM

Present: Chair: Ottinger; Ex Officio: Fiebing; Gray, Link, & Murphy.
Public in attendance: Village Clerk, Jen Wilkins, Emily Votruba and Ken Holmes of the Village Council. About 9 village residents.

Approval of the Agenda: Motion to approve by Fiebing. Support by Link. Approved.

Public Hearing for proposed 2024 Village of Elberta Master Plan opened:

Introduction of Sara Kopriva of Beckett & Raeder who has been working on the plan for the past year and a half.

She will review the process that has been underway and then we will open the meeting for public comment:

Sara: Starting with the old master plan and then updating goals from conduction of the survey and then what was reviewed here by the planning commission. No changes have been made to the plan since the draft was released to the public. After hearing public comment and reviewing the correspondence the commission will adopt a resolution to approve the Master Plan.

Emails received and submitted for review:

Mary Cagney

Spread sheet from Cathy Anderson

David Caldon of Farnon Law for the Elberta Land Use Company

Barbara Wirtz

Peg & Russell Hill

Public Comment:

Emily Votruba, 905 Washington Avenue, thanked the commission for the work on the master plan and expressed appreciation for the inclusion of the survey. She commented that she had offered to read it for typos and is still willing to do so. Her comments about the historical information and lack of sources for such were noted.

Clarification of “dune upgrades”, Neighborhood Commercial and Waterfront areas would be helpful and appreciation for the inclusion of pollution and dark skies recommendations was expressed.

Several members of the public voiced concerns about Lincoln Avenue being designated Neighborhood Commercial. We are the stakeholders. We are the ones invested in the community.

David Caldon representing the Elberta Land Use Company suggested some changes to the Conservation District size suggesting that it is too large and noting the survey respondents were 100% in favor of more commercial designation. He submitted a map where his concerns are highlighted.

Jennifer Wilkins, Village President spoke about the grants and project scope for the Elberta Beach improvements.

Planning Commission member discussion on Public comments.

Sara Kopriva of Beckett & Raeder explained the difference between the zoning and master plan requirements.

Gray requested a clearer definition/distinction of “Affordable Housing”

The commission decided to rearrange the maps in the proposed Master Plan so that they would be better understood.

Adoption of the new historical information provided by Andy Bolander, Elberta Resident and Historian as well as a notation of his authorship.

There was no additional Public Comment:

Public Hearing Closed at 5:41 PM

Planning Commission discussion of the specific comments of the Public resulted in postponing the resolution to approve the Master Plan until a later time.

Ottinger announced the next meeting of the commission is Wednesday June 5, 2024 at 5:30 PM at the Elberta Community Building.

Motion to adjourn by Gray and supported by Fiebing. Meeting adjourned at 6:03 PM

Respectfully submitted,
Mary Link, Secretary