

ELBERTA PLANNING COMMISSION REGULAR MEETING
ELBERTA COMMUNITY BUILDING
WEDNESDAY APRIL 2, 2025

Jon called the meeting to order at 5:35

ROLL CALL: Ryan Fiebing, Michael Murphy, Megan Gray, Jon Ottinger present. Guests Jenn Cram, Jennifer Wilkins, Emily Votruba, Tracy Davis, Cathy Anderson, Kay Bond

APPROVAL AND/OR AMENDMENT OF THE AGENDA: Ryan moved to approve the agenda, Michael seconded. All yes, motion passed

APPROVAL AND/OR AMENDMENT OF THE MINUTES OF THE MARCH 5, 2025 REGULAR MEETING MINUTES: Jon moved to approve the minutes, Ryan seconded. All yes, motion passed.

CORRESPONDENCE: We received a resignation letter from Mary Link.

PUBLIC COMMENT: None

PRESENTATION: Jim Tischler, Development Director of the State Land Bank Authority
The approach to the development of the Waterfront property will be in phases. The targeted market analysis is in progress and the Land Bank will be actively working on the development of the property in early May. The Elberta Community will drive the design process. All phases, design, conception, and development, will go before the council and there will be numerous public meetings where the public will have input into the process. Jim said the maximum height will be 3 to 4 stories which is within our zoning ordinance and a PUD process is the best route. He also stated the site could have one builder or multiple builders. The next meeting of the Land Bank, Grand Traverse Regional Land Conservancy, and the Village of Elberta is scheduled for May 2.

NEW BUSINESS:

Jenn Cram led the discussion on Downtown Design Standards, the Overlay Districts, and Site Development standards. Some homework assignments included 15% slope versus 25% slope, the Village sign ordinance, private and public streets, and Benzie County native plants.

PUBLIC COMMENT REGARDING AGENDA ITEMS ONLY: None

The next meeting of the EPC is scheduled for May 7, 2025 at 5:30pm at the Elbert Community Building

Respectfully Submitted,
Jon Ottinger, Commission Chair