

ELBERTA PLANNING COMMISSION REGULAR MEETING
ELBERTA COMMUNITY BUILDING
WEDNESDAY JULY 2, 2025 5:30PM

Jon called the meeting to order at 5:30PM

ROLL CALL: Ryan Fiebing, Megan Gray, Jim Baldwin, and Jon Ottinger present. Michael Murphy excused absence. Guests Jennifer Wilkins and Ken Holmes from the Village Council, Arlene Sweeting and Kay Bond.

APPROVAL AND/OR AMENDMENTS TO THE AGENDA: Ryan moved to approve the agenda, Jim seconded. All yes, motion passed.

APPROVAL AND/OR AMENDMENTS TO THE MINUTES OF THE JUNE 4, 2025 REGULAR MEETING: Megan moved to approve the minutes, Ryan seconded. All yes, motion passed.

COMMUNICATION: Jon and Jim led a discussion of the Benzie and Manistee County Zoning Atlas Open House. A county-wide Zoning Atlas could be a very helpful tool for developers.

NEW BUSINESS: Jon moved to recommend Jim Baldwin be appointed by the Village Council to Code Enforcement Officer, Ryan seconded. All yes, motion passed.
The Village Council then approved the appointment of Jim Baldwin as Code Enforcement Officer.

OLD BUSINESS: A very good and lively discussion of zoning for houses being converted into apartments, boarding houses, and addiction treatment centers. We as a commission need to make sure that our new zoning ordinance includes the number of parking sites required.
Jenn Cram hopes to have a second draft zoning ordinance ready for review by the end of July

ZONING ADMINISTRATOR'S REPORT: Josh Mills issued a Land Use Permit to Mary Morrison to construct a perimeter fence.

PUBLIC COMMENT: Arlene Sweeting requested that a Historical District be addressed in the new Zoning Ordinance.

The next regular meeting of the EPC is scheduled for Wednesday August 6, 2025 at 5:30PM at the Elberta Community Building.

Meeting adjourned at 6:30PM

Respectfully Submitted,
Jon Ottinger, Chair