

VILLAGE OF ELBERTA
BENZIE COUNTY, MICHIGAN
Resolution No.: 2026-014

At a regular meeting of the Elberta Village Council held on October 15, 2026, at 7:00 PM, held in the Community Building located at 401 First Street, Elberta, MI 49628, within the Village, the following Resolution was offered for adoption by Wilkins and was seconded by Holmes:

A RESOLUTION ADOPTING THE VILLAGE OF ELBERTA
MASTER PLAN FUTURE LAND USE MAP AMENDMENT

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* ("MPEA") authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Village; and

WHEREAS, the Planning Commission prepared an amended Master Plan Future Land Use Map and submitted such plan to the Village Council for review and comment; and

WHEREAS, the Elberta Village Council received and reviewed the proposed Master Plan Future Land Use Map Amendment prepared by the Planning Commission and authorized distribution of the Master Plan Future Land Use Map Amendment to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a previous public hearing regarding the amended Master Plan Future Land Use Map and adopted a resolution (Resolution 2026-001 PC) recommending adoption to the Village Council on September 2, 2026. After that public hearing it was discovered that the public notice for said September 2, 2026 public hearing had a clerical error indicating the location of the public hearing was at the Village Offices (151 Pearson St), and not the Community Building (401 First St.); and

WHEREAS, the Planning Commission held another public hearing on October 7, 2026 to consider public comment on the proposed Master Plan Future Land Use Map amendment, and to further review and comment on the proposed Master Plan Future Land Use Map amendment in order to ensure that the public had proper notice of the public hearing; and

WHEREAS, the Planning Commission found that the proposed Master Plan Future Land Use Map amendment was desirable, proper, and reasonable and furthered the use, preservation, and development goals and strategies of the Village; and

WHEREAS, the Planning Commission recommended, via Resolution No. 2026-002 PC, on October 7, 2026 after a public hearing, that the proposed Master Plan Future Land Use Map amendment be adopted; and

WHEREAS, pursuant to MCL 125.3843, the Village Council asserted by resolution its right to approve or reject the proposed Master Plan Future Land Use Map amendment.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Resolution adopted by the Village Council on September 2, 2026, being Resolution #2026-012 is hereby rescinded and repealed
2. The Village Council hereby approves and adopts the proposed Master Plan Future Land Use Map amendment, and this approval is the final step for adoption of the Master Plan Future Land Use Map amendment as provided in MCL 125.3843.
3. The Village Council approves distribution of the adopted Master Plan Future Land Use Map to the Notice Group.
4. The Village Council has made the foregoing determination based on a review of existing land uses in the Village, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and with the assistance of a professional planning group, and finds that the amended Master Plan Future Land Use Map will accurately reflect and implement the Village's goals and strategies for the use, preservation, and development of lands in the Village of Elberta.
5. The Master Plan Future Land Use Map shall be effective as of the date of adoption of this resolution.

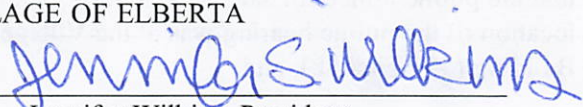
YEAS: Radionoff, Holmes, Fiebing, Wilkins, O'Dwyer

NAYS: None

ABSENT/ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

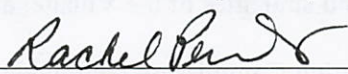
VILLAGE OF ELBERTA

By: 

Jennifer Wilkins, President

I, the undersigned, the Clerk of the Village of Elberta, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Elberta Village Council at its regular meeting held on October 15, 2026 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be made available as required by said Act.

Dated: 10/15/26


Rachel Perkins, Clerk