

**TUESDAY, 7:00 P.M. – JANUARY 23, 2018
PLANNING COMMISSION MEETING
GOVERNMENT CENTER – 315 BRIDGE ST.**

The Meeting was called to order at 7:00 P.M by CHAIR, WALLY HIBBARD. PLEDGE OF ALLEGIANCE WAS RECITED. Meeting is taped.

MEMBERS PRESENT: Chair, Wally Hibbard; Vice-Chair, Royce Ragland; Council Representative, Barb Mullaly; Jim Okonoski, Rich Smith, **Excused Absence:** Becky Lancaster, Lauren Dake. **Also present:** Elaine Glowicki, Zoning Administrator Steve Ravezzani, and Public, Mary Ann Jorgenson

MOTION by **SMITH** second by **RAGLAND** to approve the Planning Minutes dated November 28, 2017. **Roll Call Vote:** Richard Smith, Wally Hibbard, Barb Mullaly, Royce Ragland, Jim Okonoski. Absent: Becky Lancaster, Lauren Dake, All members present voting yes. **MOTION CARRIED. (Note: Planning Commission did not hold a December 2017 Regular Meeting.)**

CONFLICT OF INTEREST: NONE

CITIZEN COMMENT: NONE

PUBLIC HEARINGS: NONE

OLD BUSINESS – Coal Tar Sealants – Continued discussion.

At the November Planning Commission Meeting, Chair Hibbard asked the planning members if they were ready to select one of the three standardized ordinances regarding ‘coal tar sealant ban’. Zoning Administrator presented a draft ordinance to the planning members for their review. Discussion followed:

- Section 11-2 (C) the use and sale of pavement sealant products containing >0.1% (whether the percentage is one tenth of one percent or is it one percent).
- (PAHs) appears three times in the draft, insert the word High in front the word (PSHs).
- Section 11-2 (C) also suggested deleting (**tar-based sealer**) and in the same sentence delete (**in order**).

Ravezzani asked the members to submit their corrections to him for discussion at the February Planning Meeting.

CORRESPONDENCE:

Ravezzani then read a letter from Tom Ennis, PE, and LEED AP thanking the planning commission for their regional leadership in contemplating this ban. If adopted Elk Rapids would be the first ban in the northern half of Michigan.

NEW BUSINESS:

TOURIST ORIENTED DIRECTIONAL SIGNS (TODS):

The Michigan Department of Transportation (MDOT) has contracted with Michigan Logos, Inc. to administer the TODS (Tourist Oriented Direction Sign) Program which provides the business identification and directional information for certain Tourist Oriented Activities. Village businesses on Ames St. and US 31 Village corridor would be eligible for this Program.

Comments:

- Personally not against the Program
- Ames St. business – signs might be a clutter – a distraction to drivers
- Suggest a Public Hearing – contact businesses
- How many signs allowed in area?
- How many businesses on a sign?
- Not too many signs
- Is there a Web site?
- What would be the procedure?

Ravezzani stated, if approved, the Procedure would be to incorporate TODS (Tourist Oriented Direction Signs) into the Sign Ordinance Table of Permitted Signs and to the definitions. Ravezzani stated he would have a proposal to the planning members at their February Meeting.

MASTER PLAN REVIEW:

Zoning Administer Ravezzani reported he had met with Larry Nix, Township Zoning Administrator and would keep planning members updated. Ravezzani advised the planning members to review the Master Plan for any changes and he will keep the Master Plan on future planning agendas.

REPORTS:

Planning & Zoning Administrator, Steve Ravezzani presented monthly report for December 2017.

Council Representative, Barb Mullaly stated the Village Council has scheduled two Public Hearings for Citizen Budget Review; changed the Water and Sewer Benefit fees to \$39.00 for ADU's.

Z.B.A Representative, Lauren Dake – Zoning Administrator Ravezzani reported the meeting was cancelled. No appeals requested.

GREEN ER – Update by Royce Ragland: Asked the members if there would be interest in having John Nelson, who is well known for his research on Land Water Management, attend a Planning Commission Meeting to speak on this subject. Interest was shown by the members. Ragland will report back in February or March.

1. Ragland informed members of the Commission of the environmental issues associated with using plastic trash bags. (Biodegradables, a plastic, manufactured differently so that it can break down quickly in the

presence of air and sunshine.) She suggests that the use of this product will help in making good environmental decisions.

Super Recycling March 27 to 20th, 2018

NEXT SCHEDULED PLANNING MEETING: 2/27/2018.

ADJOURNMENT: 8:10 p.m. Elaine Glowicki, Recording Secretary