

APPROVED
TUESDAY, 7:00 P.M. – FEBRUARY 27, 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 RECITED.

ROLL CALL: MEMBERS PRESENT: Chair, Wally Hibbard; Vice-Chair, Royce Ragland; Council Representative, Barb Mullaly; Jim Okonoski; Richard Smith; Becky Lancaster, Lauren Dake. Also present, Steve, Ravezzani, Planning and Zoning Administrator.

ABSENT: P.C. Secretary Elaine Glowicki, Excused.

MOTION by **MULLALY, SECOND** by **RAGLAND** to approve the Planning Commission Minutes dated January 23, 2018 as written.

All members present voting YES. **MOTION CARRIED.**

CONFLICT OF INTEREST:

None.

CITIZEN COMMENT:

None.

PUBLIC HEARINGS:

None.

OLD BUSINESS:

- **COAL TAR SEALANTS – Continue discussion.**

Planning Commission continued its discussion of the Draft of a proposed ordinance to amend the Village of Elk Rapids Code of Ordinances by recommending the Village Council adopt the proposed ordinance that would ban the use of Coal Tar Sealants containing greater than 0.1% PAH's (Polycyclic Aromatic Hydrocarbons).

MOTION by **MULLALY, SECOND** by **SMITH** the Commission recommends the Village Council adopt the proposed ordinance. Roll Call Vote: All members voting YES. **MOTION CARRIED.**

- **TOURIST ORIENTED DIRECTIONAL SIGN (TODS) Request – Continue discussion.**

Planning and Zoning Administrator Ravezzani provided the Commission a Draft proposal for amending the Sign Ordinance to allow for the placement of State of Michigan TODS within the boundaries of the Village of Elk Rapids. Much discussion followed with member Ragland presenting many reasons in her opinion why this

would not be in the best interest of the Village. Other members offered reasons why they felt that this would be a positive thing for businesses in the community. The Commission requested the Planning and Zoning Administrator provide a final Draft of the proposed amendments to the Commission at their next regular meeting in March.

- **MASTER PLAN REVIEW – Continue discussion.**

Planning and Zoning Administrator Ravezzani updated the Commission on review progress since their last meeting. He stated that member Mullaly had provided additional suggestions and they have been included in the updated draft. Members were asked to please review the Master Plan on line and provide suggestions to Ravezzani prior to the next meeting. Member Ragland request a copy of the suggested amendments already identified.

- **CONTINUED DISCUSSION - SEPTIC SYSTEM POINT OF SALE**

Planning and Zoning Administrator Ravezzani presented a preliminary Draft of a possible Point of Sale Ordinance similar to that passed by Milton Township. Commission agreed to the importance of this issue and reviewed their role in the process since if Adopted, this would be an ordinance in the Village General Code of Ordinances, not a function of the Planning Commission. It was believed that the Commission role is to recommend such issues to the Council after doing significant research and providing supporting documentation to the Council so they can understand how the Commissions' recommendation was reached. The Commission requested that Planning and Zoning Administrator Ravezzani compare further information from Kalkaska, Benzie, and Peninsula Townships and provide Draft Ordinance to Council.

NEW BUSINESS

None.

CORRESPONDENCE:

Antrim County Master Plan Public Hearing Notice. No Comments.

REPORTS:

- Planning & Zoning Administrator, Steve Ravezzani presented monthly report for the month ending January 31, 2018
- Council Representative Mullaly reported on the discussions of the Village Council at their February, 2018 meetings.
- ZBA Representative, Lauren Dake – ZBA did not meet in January.

- GREEN ER - Planning Member, Royce Ragland

Member Ragland reported provided a Draft schedule of events for this year's Green ER festivities. She will also be in contact to finalize arrangements for a special presentation by Dr. Jo Latimore who specializes in water-related issues. Her presentation will be on the agenda for the March regular meeting.

NEXT PLANNING MEETING: March 27, 2018

ADJOURNMENT: 8:19 p.m.

Respectfully Submitted,

Steven Ravezzani, Planning and Zoning Administrator