

## County of Antrim - Planning Commission

Richard Friske, Jr., Chair  
Bill Hefferan

Leslie Elrod, Secretary

Jim Gurr, Vice Chair  
Ron Tschudy

### Minutes – November 5, 2024

Members Present: Richard Friske, Jim Gurr, Ron Tschudy, Bill Hefferan

Members Absent: Leslie Elrod

Staff and Others: Carol Brady, Patrick Brady, Duane Meyer, Leslie Meyers, Janet Koch

#### 1. Meeting called to order at 5:30 p.m. by Mr. Friske

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

Motion by Jim Gurr, seconded by Ron Tschudy, to approve the November 5, 2024 agenda as presented.

Motion – carried.

#### 4. Declaration of Conflict of Interest

None.

#### 5. Public Comment

Patrick Brady, Elk Rapids Township, noted his correspondence to the Planning Commission regarding the proposed rezoning. Mr. Brady noted his concerns regarding the source of the need for the revisions, and the rezoning process used by the Elk Rapids Planning Commission. Mr. Tschudy asked about the location of the Grand Traverse Regional Land Conservancy properties; Carol Brady noted those locations. Ms. Brady noted two things about the rezoning; that the community was misled when informed the State of Michigan was behind the rezoning request, and that the public was not informed of changes to the master plan.

#### 6. Approval of Minutes

It was noted that Bill Hefferan had been excused from the previous meeting; it was asked that the minutes be corrected to reflect that.

Motion by Jim Gurr, seconded by Ron Tschudy, to approve the minutes from October 1, 2024 as corrected.

Motion – carried.

#### 7. Old Business

None.

#### 8. New Business

##### Elk Rapids Township Rezoning

Mr. Gurr noted concerns about the actions of Elk Rapids Township Planning Commission. Discussion ensued regarding the rezoning process, the history of specific properties, how the rezoning request originated, and procedural issues regarding the Elk Rapids Township Master Plan.

**Motion by Jim Gurr, second by Ron Tschudy, that the Antrim County Planning Commission discussed the proposed rezonings in Elk Rapids Township, but due to the difficulties understanding the scope of the proposal and the Antrim County Planning Commission’s role to determine incompatibilities between the Antrim County Master Plan and the proposed rezonings, respectfully asked the township investigate the matter in a more thorough and public manner.**

Mr. Hefferan noted that it appeared to him that the rezoning would reflect the master plan’s future land use map. He also noted many points from the Brady’s letter to the Antrim County Planning Commission. Mr. Gurr made additional comments.

**Roll Call Vote**

**Jim Gurr: Yes**  
**Ron Tschudy: Yes**  
**Bill Hefferan: No**  
**Richard Friske: Yes**

**Motion – carried.**

Antrim County Stormwater Ordinance

Leslie Meyers, Antrim County Drain Commissioner, noted that it is part of the responsibilities of her role to oversee the stormwater issues in the county. She noted that she would like the Planning Commission’s assistance with improving the current Antrim County Soil Erosion Sedimentation and Stormwater Runoff Control Ordinance, which was created in 2008. Ms. Meyers noted that though some townships had zoning ordinances that addressed stormwater runoff, not all townships in Antrim County had zoning ordinances.

She noted that she didn’t want the revisions to make compliance difficult, but to keep people safe and protect properties. Ms. Meyers noted that she would talk to the townships. The Planning Commission agreed that the ordinance did need to be updated and streamlined, and that they would be interested in seeing her revisions.

Milton Township Zoning Ordinance Housing Amendments

Mr. Hefferan noted that the proposed zoning amendment would expand where duplexes would be allowed to be built. He added that the proposed amendment arose from the need for additional housing, and that no one showed up to the public hearing.

**Motion by Jim Gurr, second by Richard Friske, that the Antrim County Planning Commission finds no inconsistencies between the Antrim County Master Plan and the proposed amendments to the Milton Township zoning ordinance and recommends approval.**

**Motion – carried.**

**9. Various Matters**

None.

**10. Public/Member Comment**

The Bradys thanked the Planning Commission for their time.

Mr. Gurr noted concerns regarding the current status of many township ordinances.

Mr. Tschudy said that in the future, he wanted to be more active—as a private citizen—regarding advocating for action regarding climate change.

Meeting was adjourned at 6:57 p.m.