

**Township of Arcadia
Planning Commission Minutes
August 1, 2024
Regular Meeting**

Call to Order: 7:02 pm

Roll Call: Hopwood, Berkshire, Westgate, Opdyke

Approval of Agenda: U/C

Approval of Minutes: June 6, 2024 U/C

Public Comment Agenda Items Only*: Question regarding the plan for the property the Township seeks to acquire

Business

- Arcadia Beach Natural Area Annex review
 - Discussed property use based upon current zoning
 - Potential funding options the Twp may consider
 - Phase 1 is to secure ownership
 - Phase 2 would begin with public forum to determine best use before seeking a plan for development of any sort
 - PC has reviewed and sees no reason for the Township not to proceed
- Eric Smith SUP - Withdrawn
- The Island at Point Arcadia – No additional information
- MT Diner – Project is underway
- The Dozen at Arcadia Bluffs – After a wet start to summer, project is back on track for spring 2025

Next Steps

- Zoning text revisions to be considered in the coming months
- Master Plan Review and potential update based upon findings of zoning text revisions work

Work session

- Text revisions discussion – Draft language will be created for further review for items discussed:
 - Renewable energy language needs to be considered, but doesn't require approval prior to November change to state law
 - Preserve District – consider permitted use for RR, RA, and/or LI
 - Zoning Administrator recommended review of Economy Efficient Dwelling language to provide clarity of use, accessory structures, and review districts allowed
 - Consider Township Parks as permitted use

- Consideration for where Junk/Salvage Yards should be allowed and requirements for screening
- Zoning Administrator recommended reviewing and further defining “Accessory Uses”
- Review parking requirements/standards in all districts
- Consider adapting permit expiration timeline or adapt allowance for extension

Public Comments * - Appreciation for the positive impact of the work being done in the Township

Adjourn: 8:03 pm

Next Regular Scheduled Meeting: September 5th, 7:00 pm

* Public comments are limited to appropriate PC-related topics and a maximum of 3 minutes, at the discretion of the Chairperson.