

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

April 15, 2026

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:03pm.

Roll Call:

Present: Mr. Lucas, Mr. Goetsch, Mr. McKeever, Mr. Richardson, Mr. Smith, Mr. Wolf,
Mr. Hughes, Mr. Afflerbach

Absent: Mrs. Nicholson, Mr. Peterson (alt 1)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairman Afflerbach led the flag salute.

Concept Plan Review: None

Approval of Minutes: February 19, 2025

Mr. Lucas moved to approve the minutes of January 21, 2026,

Seconded by Mr. Richardson

With all other members in favor, *the motion was carried.*

Approval of Minutes: February 18, 2026

Mr. Lucas moved to approve the minutes of February 18, 2026,

Seconded by Mr. Goetsch

With all other members in favor, *the motion was carried.*

Approval of Minutes: March 2, 2026

Mr. Hughes moved to approve the minutes of March 2, 2026,

Seconded by Mr. Richardson

With all other members in favor, *the motion was carried.*

New Business:

- 1. Oldt Minor Subdivision**
923 & 925 Aura Rd Block 55 Lots 8 & 9
Application No. SD-26-01
Completeness Only

Board Engineer, Steve Bach, referred to the Planner and Engineer’s Letter dated July 3, 2024 and stated that the applicant has provided all the required information that is necessary for the application to be deemed complete, and asks that the board deem the application complete.

Mr. Lucas moved to deem the application complete. Seconded by Mr. Hughes.

Roll Call Vote					Roll Call Vote				
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson				A	Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				A
Goetsch	Y								
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach	Y			
Smith	Y								

For: 8

Against: 0

Abstain: 0

8-0- 0

General Business:

1. Resolution 2026 – 9 Granting Preliminary & Final Major Site Plan with Bulk Variance to Country Roads Realty, LLC regarding property located at 730 Buck Rd, and being further shown as Block 44 Lot 4 on the Tax Maps of the Township of Elk, Application Number SP-25-01

Mrs. Nicholson moved to adopt Resolution 2026 -09. Second, by Mr. Hughes.

Roll Call Vote					Roll Call Vote				
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf				A
Lucas				A	Peterson (Alt. 1)				A
Goetsch			A		Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach	Y			
Smith	Y								

For: 6 Against: 0 Abstain: 1 6-0- 1

New Business:

1. Amended 4th round of Affordable Housing Obligations

Mr. Hughes moved to Open to the Public, seconded by Mrs. Nicholson.

Roll Call Vote					Roll Call Vote				
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf				A
Lucas	Y				Peterson (Alt. 1)				A
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach	Y			
Smith	Y								

For: 8 Against: 0 Abstain: 0 8-0- 0

Board Engineer Steve Bach gave a summary of the Amended 4th Round of Affordable Housing Obligations for the Board and Public.

Mr. Goetsch moved to open the General Public Portion of the meeting, seconded by Mr. Lucas.

With all members in favor, the motion was carried.

Alfredo Gonzalez, 510 2nd Ave asked if he could have a copy of the Traffic Study that was performed for the Aura 3 development.

Mr. Gonzalez was told that the Board Secretary, Ann Marie Weitzel would reach out to him to get him that information.

Mr. Wolf moved to close the General Public Portion of the meeting, seconded by Mr. Richardson.

With all members in favor, the motion was carried.

Adjournment:

Mr. Goetsch moved to adjourn, seconded by Mr. Wolf.

With all members in favor, the motion was carried.

Adjournment time: ***7:20 pm***

Respectfully submitted,

Ann Marie Weitzel, Board Secretary

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held April 15, 2026, and should not be taken as verbatim testimony.