UNAPPROVED 03/19/2019

MORTON TOWNSHIP
PLANNING COMMISSION MINUTES
REGULAR MEETING – March 19, 2019

Call to Order at 6:00 P.M. by Chairman- Alan Sackett
Pledge of Allegiance by all
Members Present: Bruce Fredrick, Alan Sackett, Larry Lenon, Lisa Thompson
Members Absent: Jeff Ratledge
Others Present: Vicky Esch- Recording Secretary
List of Public present: Dennis Morawa, Bruce Vergote, Robert & Sandy Werner, Ed Richter, Patty Ralya

Approval of Minutes from January 16, 2019, Regular Meeting
Motion by: Bruce Fredrick
To approve the January 16, 2019, Regular Meeting minutes as presented.
2nd by: Larry Lenon
Vote: 4 Ayes 0 Nays 1 Absent Motion Carried

Open Public Hearing #1

New Business

A. Special Land Use Application for the purpose of: restaurant and brewpub in an A-2 district.

Property Code	Address	Zoning
5411-021-002-500	8701 90th Ave	A-2

Property Owner: David Smith
Applicant: Bruce Vergote
Notice in Big Rapids *Pioneer* on March 12, 2019
Letters sent to 26 neighboring property owners on March 12, 2019.

Bruce Vergote (Applicant) comments:
- Has purchased property. Going to remodel building, put in a brewpub.
- Brew will be made on site.
- Small restaurant, not a lot of food.
- Some outside seating, around putt putt.
- Met with state today, should know within 10-15 days if liquor license was approved.
- Permit filed with DEQ to have cattails removed, needs filled. Water never leaves. Self-contained wetlands. Have to file because 15 feet is too close to river.

Comments/Questions by public in attendance: *(responses by Bruce Vergote in italic)*
- Robert Werner (neighbor) questioned what it produces as a by-product. Odor? *(Not a huge facility, 5 barrels to a batch. Will sell what they produce on site. Spent drain.)*
- Sandy Werner (neighbor) concerned about foot traffic across their yard from the park. Asked if he had talked to park about a path. *(Morton Township is going to put in a bike trail, maybe that could be used instead of going through yard. Considering getting a golf cart that could transport people from park to restaurant and back)*

Comments/Questions by Planning Commission members: *(responses by Bruce Vergote in italic)*
- What improvements? *(Adding to the south end 30 x 20 for offices, walk in cooler, bathroom, liquor safety area; to the west 8 x 40 for indoor seating)*
- Outdoor seating? *(Yes, to the west side)*
- Music? *(Just radio, stereo)*
- Business plan yet? *(Not finished yet, family run business, self-funded)*
- Open year around? *(Yes, lots of positive input)*

Close Public Hearing #1

Discussion by Planning Commission Members:

Larry Lenon read the one email response the township received from David & Marilyn Funk which read: We don't mind a restaurant but are strongly opposed to the brewpub. Our backyard borders the parking lot of this place and we don't want a tavern there.

Motion by: Bruce Fredrick
To recommend to the Morton Township Board of Trustees to approve Special Use Permit (PL19-001), for the purpose of a restaurant and brewpub on parcel number 5411-021-002-500, located at 8701 90th Avenue in an A-2 district, contingent on approval from the state board for the liquor license.
2nd by: Lisa Thompson
Vote: 4 Ayes 0 Nays 1 Absent Motion Carried

B. Class B Site Plan review for 8701 90th Avenue: Restaurant & brewpub.

Chairman Alan Sackett asked if there were any further questions from the commission members to Bruce. *(His response is in italic)*:

- Would liquor be allowed out on the putt putt? *Yes, but only during certain hours when no children were allowed.*
- Seating inside for how many and enough parking outside. *40 inside and enough parking.*
- Entrance / exit to the building stay the same? *No, entrance will be on the opposite side of building, entrance to parking will stay the same.*

Motion by: Bruce Fredrick
To approve the Class B Site Plan for a restaurant and brewpub on parcel number 5411-021-002-500, located at 8701 90th Avenue as presented.
2nd by: Lisa Thompson
Vote: 4 Ayes 0 Nays 1 Absent Motion Carried

C. Request for extension of Special Land Use permit PL17-001, from Faulk & Foster, for an additional year (3/14/19 – 3/14/20).

Project Manager Patty Ralya addressed the commission asking for an additional year extension for the Verizon tower project.

- Construction scheduled start date – June.
- Asking also to expand the compound space to 50 x 50 to allow more carriers/locators in the future. Will not change the total footprint. Have the space. Extension would be the NE to SW corner, bumping out to accommodate larger compound.
- No changes to cell tower. Reduced due to FFA to 199 feet: 197 feet with 2 feet lightning rod.

Motion by: Larry Lenon
To approve the extension of Special Use Permit (PL17-001) for the Verizon Wireless project at 8255 9 Mile Road, for an additional year (3/14/19 – 3/14/20), and approval of the compound expansion to 50 x 50.
2nd by: Lisa Thompson
Vote: 4 Ayes 0 Nays 1 Absent Motion Carried

Open Public Hearing #2

Old Business

A. Master Plan Updates – review changes.

Bruce Fredrick reviewed the updates/changes that had been made to the following areas: library, hospital, solar and wind energy, parks, fire/rescue.

No public comments

Close Public Hearing #2

Motion by: Bruce Fredrick
Motion to recommend to the Morton Township Board of Trustees to approve the proposed changes/updates to the Morton Township Master Plan as submitted. (text attached in bold)
2nd by: Lisa Thompson
Vote: 4 Ayes 0 Nays 0 Absent Motion Carried

Reports – Building Department: None
Morton Township Board of Trustees is currently in the process of looking for a new building / zoning inspector.

Reports – Board of Trustees (Jeff Ratledge): None

Reports – Village of Mecosta (Larry Lenon)

- Special meeting was held on Monday night (3/18/19) to go over applicants for the clerk position. Steve Bishop acting clerk in the interim. New clerk to be appointed at next meeting.
- Council to consider holding another trash day in the summer for the village residents. Last years was very successful.

Correspondence
None

Adjourn Regular Meeting
Motion by: Larry Lenon
To Adjourn regular meeting
2nd by: Lisa Thompson
Vote: 4 Ayes 0 Nays 1 Absent Motion Carried

Meeting adjourned 6:50 P.M.

Respectfully Submitted:
Vicky Esch
Vicky Esch, Recording Secretary