

**MORTON TOWNSHIP  
PLANNING COMMISSION MINUTES  
REGULAR MEETING / PUBLIC HEARING – August 19, 2020**



Call to Order at 6:30 P.M. by Chairman- Alan Sackett

Pledge of Allegiance by all

Members Present: Alan Sackett, Larry Lenon, Lisa Thompson, Dennis Morawa, Jeff Ratledge

Members Absent: None

Others Present: Fritz Pins- Zoning Administrator, Vicky Esch- Recording Secretary

List of Public present: Steve Brandt, Steve Lobert, Ed Richter

Approval of Minutes from July 15, 2020, Regular Meeting

**Motion** by: Dennis Morawa

To approve the July 15, 2020, Regular Meeting minutes as presented.

2nd by: Larry Lenon

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

**Open Public Hearing**

**New Business**

**A. Rezoning request – Bulldog Capital Investments, LLC**

Application request to rezone the following parcel numbers from a C-2 district (Commercial 2) to a C-3 district (Commercial 3).

Parcel # 5411-010-005-200 8725 11 Mile Road

Parcel # 5411-010-005-100 8715 11 Mile Road

Comments from Fritz Pins:

- Received application for rezoning of two properties.
- Parcels are currently zoned C-2, want to rezone to C-3.
- Want to put in a water bottling plant on the back parcel.
- Existing water on front parcel.
- C-3 zoning does allow for the bottling of water.

Comments from Steve Lobert (Bulldog Capital Investments, LLC):

- The parcel that is classified as residential, would like to leave as residential for now.
- No set plans at this time. Trying to get everything in order.
- Under township Master Plan -Guide for Future Land Use, contemplated that the parcels would become C-3.
- Measured development, do what is already called for. Is within the bounds of what is permitted.
- Currently can pump up to 75 gallon a minute. DEQ permitted.

Comments/Questions from Commission members:

- No indication of time frame for bottling plant?
- Land division?
- In general, we usually like to have a plan/timetable to know for sure before approving a rezoning. If not, then could sell, someone else come in with a different plan.

Fritz Pins read a letter he had received from a neighboring property owner. They expressed the following concerns:

- That it did not appear to be an immediate need to rezone as the application states that the applicant contemplates constructing a bottling works facility. What if the property is sold prior to construction?
- The applicant is requesting that parcel 2 remain classified as residential for taxation purposes.

**Close Public Hearing**

Discussion points on the rezoning request by the commission members:

- Big concern – no site plan. Usually when come with request, have a specific plan and time frame. How many years down the road? Could possibly sell. Would feel a lot better if there had been some plans.
- How much water would they be pumping out with the bottling plant.
- It would be nice to have a paper trail. Land division – how many parcels. Plan to show where building would be.

Steve Lobert responded that this was the first step. That the request for rezoning is consistent with the Master Plan.

**Motion** by: Dennis Morawa

To recommend to the Morton Township Board of Trustees to approve the request to rezone the following parcel numbers from a C-2 district to a C-3 district: Parcel #5411-010-005-200 located at 8725 11 Mile Road & 5411-010-005-100 located at 8715 11 Mile Road.

2nd by: Lisa Thompson

Roll Call Vote:

Lisa Thompson – Aye; Dennis Morawa – Aye; Larry Lenon – Nay; Jeff Ratledge – Aye; Alan Sackett - Aye

4 Ayes      1 Nays              0 Absent              Motion Carried

Steve Lobert thanked the commission members for their consideration of the request for rezoning and that they had brought up a lot of good points.

**B. Pump House Ordinance**

Fritz Pins commented that he had received a call questioning if there was any ordinance/permit requirement to cover a pump used to irrigate their lawn. The commission members agreed that Fritz should look into it further and bring his findings back to the next meeting.

**Old Business** - None

**Reports – Building Department (Fritz Pins)**

- Only 5 building permits issued last month.
- Receiving a lot of phone calls with zoning questions and dealing with complaints.

**Reports – Board of Trustees (Jeff Ratledge)**

- Gypsy moths: conversation with Tri-Lakes and School Section Lake. Yo attended a meeting at Green Twp. regarding them. Should be a county wide effort, not just township.
- Township sold lot #7 in the Business Park to the same owners of the RV business. Their intent is to potentially sell as well as repair rv's.
- Clean-up day is scheduled for Saturday, August 22.

**Reports – Village of Mecosta (Larry Lenon)**

- Larry will be hauling with the village truck for the cleanup day.
- Election in November will bring about big changes for the village. There will be a new president, treasurer, clerk and possibly new trustees.
- Appreciates the job that Fritz is doing in working with the village to help clean it up. Still work that needs to be done.

**Correspondence** - None

Jeff Ratledge commented that tonight was Alan Sackett's last meeting, as he will be stepping down from the Planning Commission. He thanked Alan for his years of service on the Planning Commission, he will be missed.

Adjourn Regular Meeting

**Motion** by: Larry Lenon

To Adjourn regular meeting

2nd by: Dennis Morawa

Vote: 5 Ayes            0 Nays            0 Absent            Motion Carried

Meeting adjourned 7:45 P.M.

Respectfully Submitted:

*Vicky Esch*

Vicky Esch, Recording Secretary