**MORTON TOWNSHIP**

**PLANNING COMMISSION MINUTES**

**REGULAR MEETING / PUBLIC HEARING – September 21, 2022**

Travis Kizer sworn in.

Call to Order at 5:32 P.M. by Chairman- Steve Brandt

Pledge of Allegiance by all

Members Present: Steve Brandt, Jeff Cross, Jeff Ratledge, Larry Lenon, Travis Kizer

Members Absent: None

Others Present: Cory Zandstra - Zoning Administrator, Jill Charron - Recording Secretary, Gary Moore - Intern

List of Public present: Kaye Ingers, Marty Schaffer, TJ Lota, Sue & Bruce MacDonald

Approval of Minutes from August 17, 2022, Regular Meeting

**Motion** by: Jeff Ratledge

To approve the August 17, 2022 Regular Meeting minutes as corrected: “commercial lots are still available within the township.”

2nd by: Jeff Cross

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

**New Business:**

1. Introductions of new member, Travis Kizer. Introduction of new intern, Gary Moore.
2. Class B Site Plan: 5411-004-020-000 9020 11 Mile Gas Station – Nitan Sharma

* Cory Zandstra’s Plan Review:
  + Everything looks good as far as criteria being met. It’s detailed and has everything that is required for a Site B Class Plan.
  + Waiting on asbestos from the state to demo current building.
  + Canopy would be 6-8ft off the road. Prior owners asked for a 10” setback and Morton Twp granted that.
* Kaye Ingers:
  + New store will be setback further than the one now.
  + Believes a gas station is needed in that area.

**Motion** by: Jeff Cross

To approve the Class B Site Plan as presented.

2nd by: Larry Lenon

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

1. Class B Site Plan: 5411-010-008-000 90th Ave Storage Units – TJ Lota
   * Cory Zandstra’s Plan Review:
     + Very detailed drawing.
     + Chain-link fence with video surveillance.
     + Zoned C3; It’s a good spot in a commercial district.
   * TJ Lota:
     + Will start with 5 buildings and can add from there.
     + Purchased the land mid-year 2022 and now steel prices are outrageous.
     + Projection is to start by May.
     + Outdoor storage is boats/RVs, and then regular indoor storage.
     + Land has already been cleared.
     + State of the art facility: LED display, First business of this type here, Fence between 5-6 tall, Asphalt to make it clean and have a good presentation, Whole system will be operated with a cell phone, Everything can be digitized.
     + May have to add a retention pond down the road.
     + Storage units will be 10’ x 20’ and 10’ x 10’.
     + Lighting faces down. It should not interfere with the airport.

**Motion** by: Jeff Ratledge

To approve the Class B Site Plan as presented.

2nd by: Jeff Cross

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

1. Class B Site Plan: 5411-061-000-150 8498 Midstate Dr Building – Martin Shaffer
   * Cory Zandstra’s Plan Review:

* Phase 2 building needs to have a proper setback. Other than that, all of the other setbacks were correct.
* Zoned C3.
  + Marty Shafer
    - Owns Pro Turf, currently located in BR.
    - Main building to be used as storage and maintenance and another building in the back for larger storage.
    - Mostly inside storage. Outside will be used in summertime: there will be some material storage outside, and there will be some concrete bays that are covered on 3 sides.
    - Will have security cameras, no fence.

**Motion** by: Larry Lenon

To approve the Class B Site Plan as presented.

2nd by: Travis Kizer

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

**Old Business:**

1. Roadside stands – table for October or possibly later meeting.
2. Update Master Plan – table for October.

**No citizen remarks.**

**Reports:**

Building Department (Cory Zandstra)

1. Problem house on Killkenny. Dilapidated. Wife is working on getting cleaned up and will sell.
2. Storage units for Logan/Jamie Wing from last PC Meeting: Still no site plan received.
3. Pizza Vibes: All permits are expired.
4. Commercial Property by BLT: All commercial land is developed there.
5. Carriage Lane: Twp can go back after 30 days and issue another ticket.

Board of Trustees (Jeff Ratledge)

1. Need to look at language in the ordinance on when Class B site plans need to be approved. Needed for additional structures of the same identity of others already approved? Section 6.3 Subsection 2.
2. Does the board have to approve special land use permits or does the PC board have the authority to do this?
3. Wings should pay for another hearing. They failed to bring the information needed to address the issue.
4. Recycle Center parking lot – asphalt was added. Midstate Drive resurfaced.
5. Discussed doing 2 cleanup days, instead of one.
6. All lots in business parks have been sold. Looking for other properties to purchase.
7. Roughly 20 acres by senior center. Possibility of making a park out of it with pavilions, etc.
8. Eichenberg property rezoning: as of September 8, 2022 the Village of Mecosta rescinded their ordinance for us to be able to rezone the village.

**Correspondence:** None

**Adjourn Regular Meeting:**

**Motion** by: Steve Brandt

To Adjourn regular meeting

2nd by: Jeff Cross

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

Meeting adjourned 6:47 P.M.