**MORTON TOWNSHIP**

**PLANNING COMMISSION MINUTES**

**REGULAR MEETING / PUBLIC HEARING – August 17, 2022**

Call to Order at 6:30 P.M. by Chairman- Steve Brandt

Pledge of Allegiance by all

Members Present: Steve Brandt, Jeff Cross, Jeff Ratledge

Members Absent: Larry Lenon

Others Present: Cory Zandstra - Zoning Administrator, Jill Charron - Recording Secretary, Travis Kizer – Future Member

List of Public present: Jamie, Karen & Logan Wing, Rob & Sandy Werner, Gene Sperry, Arthur Diehm

Approval of Minutes from July 20, 2022, Regular Meeting

**Motion** by: Steve Brandt

To approve the July 20, 2022 Regular Meeting minutes as submitted.

2nd by: Jeff Cross

Vote: 3 Ayes 0 Nays 1 Absent Motion Carried

**Open Public Hearing @ 6:31 P.M.**

**New Business:**

Construction and operation of storage unit business on parcel number 5411-021-002-502 (between Pizza Vibes and Royal View) in an A-2 district. The property owner is David Smith and the applicants are Logan Wing and Jamie Wing.

Comments From Jamie & Logan Wing:

* Jamie & Logan have purchased the property.
* Site would have 4-5 buildings, each with 12 storage units.
* Each building would be 40’ x 144’.
* Storage buildings would mostly be for boats.
* Will have lights, security cameras, and open 24/7.

Comments from Rob & Sandy Werner; residence is behind the proposed site:

* Concerned this will cause more mess, like Pizza Vibes has turned into.
* Would like a fence or berm of some sort to mask the unsightliness.

Comments from Art Diehm:

* Voiced concern about the status of Pizza Vibes and would like it addressed.

Cory received public comment from a citizen who was concerned about traffic issues on that corner if a storage building was there.

**Close Public Hearing @ 6:59 P.M.**

Comments from Jeff Ratledge:

When that property was first developed it was A2. The land was under special land use permit when restaurant was put in. Pizza Vibes liquor license is under special land use permit too. We are now taking what was a recreational area and turning it into a commercial property which doesn’t fit into our master plan.

Requests that Jamie and Logan submit a site plan that tells exactly what they’re going to do.

Comments from Jeff Cross:

This property in question almost becomes orphaned. What potential uses are there if the Pizza Vibes business does not continue?

Comments from Steve Brandt:

Is not sure how this fits into the Master Plan. Also added concern for the Pizza Vibes business. Noted that they want to add the other 2 members before a vote is made.

Tabling until Jamie and Logan submit a site plan and all 5 PC members are present.

**Old Business: Roadside Stands**

Priority item for next meeting: Need to address stands and make a proposal.

**No citizen remarks.**

Future member Travis Kizer introduced himself to the board.

**Reports:**

Building Department (Cory Zandstra)

* Application came in to rezone 19 acres zoned R2; wants to put in a pasture.
* A Commercial permit for processing facility.
* They’re working on the BLT demo again.

Board of Trustees (Jeff Ratledge)

* Board approved Ag Affidavit.
* Light at BLT – Board thought County took over it.

**Correspondence:**

Jeff Ratledge: move PC meeting to 5:30.

All in attendance agreed.

Jeff Cross – is there commercial property by BLT?

Cory – will look into.

Jeff Ratledge – commercial lots are still available within the township. We may have to provide more commercial opportunity to continue to grow our community.

Jeff Cross – Put on agenda for October to look into updating the Master Plan.

Cory will look into Building Permit for Pizza Vibes and their status.

**Adjourn Regular Meeting:**

**Motion** by: Steve Brandt

To Adjourn regular meeting

2nd by: Jeff Ratledge

Vote: 3 Ayes 0 Nays 1 Absent Motion Carried

Meeting adjourned 7:38 P.M.