**MORTON TOWNSHIP**

**PLANNING COMMISSION MINUTES**

**REGULAR MEETING – October 18, 2023**

Call to Order at 5:30 P.M. by Jeff Cross  
Pledge of Allegiance by all.

Members Present: Jeff Cross, Jeff Ratledge, Larry Lenon, Travis Kizer, Karen McKenzie

Absent: Cory Zandstra – Building Official

Others Present: Jill Charron - Recording Secretary, Gary Moore – Intern

List of Public present: Brian Czarnecki, 114 Public Present

Approval of Minutes from September 20, Regular Meeting

Motion by: Jeff Ratledge

2nd by: Travis Kizer

Vote: 5 ayes 0 Nays 0 Absent 0 Abstain Motion Carried

Approval of Minutes from October 11, 2023, Special Meeting

Motion by: Jeff Ratledge

2nd by: Travis Kizer

Vote: 4 ayes 0 Nays 0 Absent 1 Abstain- Larry Lenon Motion Carried

**New Business:**

1. Class B Site Plan Review – Fate

PC would like to see an application for Class B site plan.   
Motion to table: Jeff Ratledge, 2nd Travis Kyzier   
Vote: 5 ayes 0 Nays 0 Absent 0 Abstain Motion Carried

**Old Business:**

1. Recreational Vehicle Park
   1. There is no proposal or application submitted yet. There is no action required of the Commission yet.
   2. Mr. Kizer gave examples of other campgrounds for reference:  
      First RV Park example: SSL has approximately 5 sites per acre. Their septic takes up approx. 3 acres of land. Close to half of the sites are full hookup.  
      Second RV Park example: Dunes Harbor is approx. 3 sites / acre. This is what would be described as an “RV Park.”
   3. Per the Zoning Ordinance, a campground should be zoned “campground.”
   4. The PC should not be in the role of deciding to rezone, apply for PUD, or SLU.
   5. Mr. Kizer’s research suggested that a certified survey and Class B Site Plan could be done for around $50,000.
   6. Per MT ordinance, a class B site plan is required before approval.
   7. An RV Park will need to follow the Zoning Ordinance as it is currently written.

**Citizen Remarks:**

Mr. Lewis – thanked the Commission for adding information to the township website. He quoted the goals of Morton Township and Tri-Lakes Assoc. Mr. Lewis asked the Commission to keep to their values during this consideration.

Mr. Conati – Midshore Dr. – President of Midshore Dr. Assoc. – stated that people that live in the area abide by the lake rules and visitors do not. The boat launch will be full of visitors, so much so that the lake property owners won’t have access to it.

Mr. Kizer interjected that the boat access is a public access run by the MI Dept of Natural Resources.

Mr. Bunker – West School Section Lake Dr. – asked the PC to require an environmental impact survey.

Ms. Bouwcamp – N Marywood Dr. – is concerned with the rescue services in the area being able to keep up. She also inquired about additional patrols for the area and who would need to pay for this.

Ms. Thomas – Lake Dr – stated that this will change the environment of the entire set of lakes.

Ms. Yacavone – E Blue Lake Dr. – is concerned about the state of the island and the quality of the lake.

Mr. Bajdek – St. Ives Dr – is concerned about water quality, boat safety and fishing. People also speed down 105th and he is concerned by this. He asked for clarification on the 3 sites per acre.

Planning Commission Answer: was that it is not on the entire 45 acres. Just the acreage with sites.

Mr. Berk – Lake Dr. – is concerned that there will be more traffic with fishing.

Ms. Boetcher & Ms. Schregardus – Marywood Dr – are worried about the waste management system and the effects on the watershed.

Mr. Cook – W Blue Lake Dr – discussed the property itself, stating that the topsoil has been removed to use on a golf course on Canadian Lakes. He has asked that the zoning not change on these parcels.

Ms. Sacharski – S Pritchard Rd – Objects to rezoning. She thinks this is a good opportunity for the community to come together to continue the haven within the community.

Mr. Fabiano – W Blue Lake Dr – stated that the owners of this parcel once tried to connect Tri-Lakes and School Section Lake through Lost Lake. He is concerned about people bringing ski boats that make 4-5’ wakes and how this will affect the lakes and shoreline.

Mr. Burnard – Marywood Dr – Tri-Lakes Assoc Board Treasurer – concerned about natural resources and the fear this is starting with people.

Ms. Turpen – Lake Mecosta – Tri-Lakes Board Member – moved here to enjoy the lakes. She wants to support the PC in finding the facts regarding lake management and the services that requires. She requested we know exactly how this will impact the lakes.

Ms. Jensen – W Branch Dr – lives on the river where the water wheel and dam are. She is concerned about the impact on the water and environmental impacts. She has noticed an increase in people coming down the river and making a wake that is impacting the river.

Ms. Perry – East Royal Rd – Lives in Canadian Lakes – is concerned with the ATVs and UTVs in the area increasing and being reckless.

**Reports:**

1. Building/Zoning Department (Cory Zandstra): None
2. Township Board (Jeff Ratledge)
   1. The Township Board is looking to close on 30 acres behind the cemetery on Friday 10/20/23.
   2. Some RFPs were sent out this week to begin the process of updating the Master Plan.
   3. MTBT tabled the approval of the solar panel due to a question they had about why we were omitting.

**Correspondence:** 22 Letters/Emails opposing the RV Campground citing such issues as inferior infrastructure, wildlife preservation, water quality, dropping property values, workforce requirements, increased population density, strain on public services, increased traffic congestion, increase of theft, the amount of the special assessments, or the fate of the island in Blue Lake.

1 asked to deny the provisional and conditional approval that was requested.

2 requested to table this until summer when more residents are in the area.

2 requested impact studies.

1 asked to deny the change to additional campsite per acre.

Larry Bunker asked the PC to review the ordinance for fences regarding his neighbor building a planter and adding a fence to it.

**Adjourn Regular Meeting:**

Motion by: Jeff Ratledge

2nd by: Travis Kizer

Vote: 5 Ayes 0 Nays 0 Absent Motion Carried

Meeting adjourned 7:13 P.M.