

REQUEST FOR SPECIAL MEETING

MORTON TOWNSHIP

TOWN PLANNING COMMISSION

MEETING: TPC 10_11_2023

SUBJECT: Initial Discussion Regarding Proposed Recreational Vehicle Park – Planning Commission Guidance on Special Land Use or Planned Unit Development Application and Approval Process.

PRESENTED BY:

Freshwater Hospitality Consulting, LLC

Brian Czarnecki & Casey Chapman – Managing Partners

1. Committee Request

- 1.1. Applicant: TBD
- 1.2. Request: Special Lane Use or Planned Unit Development – Application & Approval Process
- 1.3. Size: 45.42 Acres
- 1.4. Location: 8858 105th Ave. Stanwood, MI

2. Recreational Vehicle Park – an establishment primarily engaged in operating sites to accommodate recreational vehicles and park model homes. These establishments may provide access to facilities, such as retail, recreational hall, playground, snack bar and food concessions, pool, and laundry.

(2.1) **Class B Site Plan:** Required and in accordance with the Morton Township, Michigan Special Land Use or PUD application process and in compliance with the Michigan Department of Environment, Great Lakes, and Energy Drinking Water and Environmental Health Division (EGLE), specifically the Campground portion of the Public Health Code 1978 PA 368.

3. Recreational Vehicle Park Operations

(3.1) **Rental Spaces:** The recreational vehicle park shall provide rental spaces or the location of recreational vehicles, park model homes and/or tent set-up in compliance with Part 125 of Michigan’s Public Health Code, 1978 PA 368 as well as individual County and Township requirements.

(3.2) **Structures:** The facility may contain structures ancillary to the use of: public and guest recreation; restrooms & bathhouses; the sale of incidental gifts and food; public and guest gathering space; office and administrative functions; maintenance; and aquatic facilities. Structures and buildings shall be constructed in accordance with applicable state and/or local building codes; building details and specifications to be approved through the Planning Commission approval process.

(3.3) **Solid Waste Collection:** The facility shall provide a suitable method of solid waste disposal and collection consisting of private collection from individual uses and the use of dumpsters installed and/or operated to meet all township and county statutes, ordinances and regulations.

(3.4) **Sewage System:** Recreational vehicles and park model home spaces may be provided individual hookups and access to a central dump station attached to a sewage collection and disposal system. The system’s design and capacity will be determined through the Major Site Plan approval process.

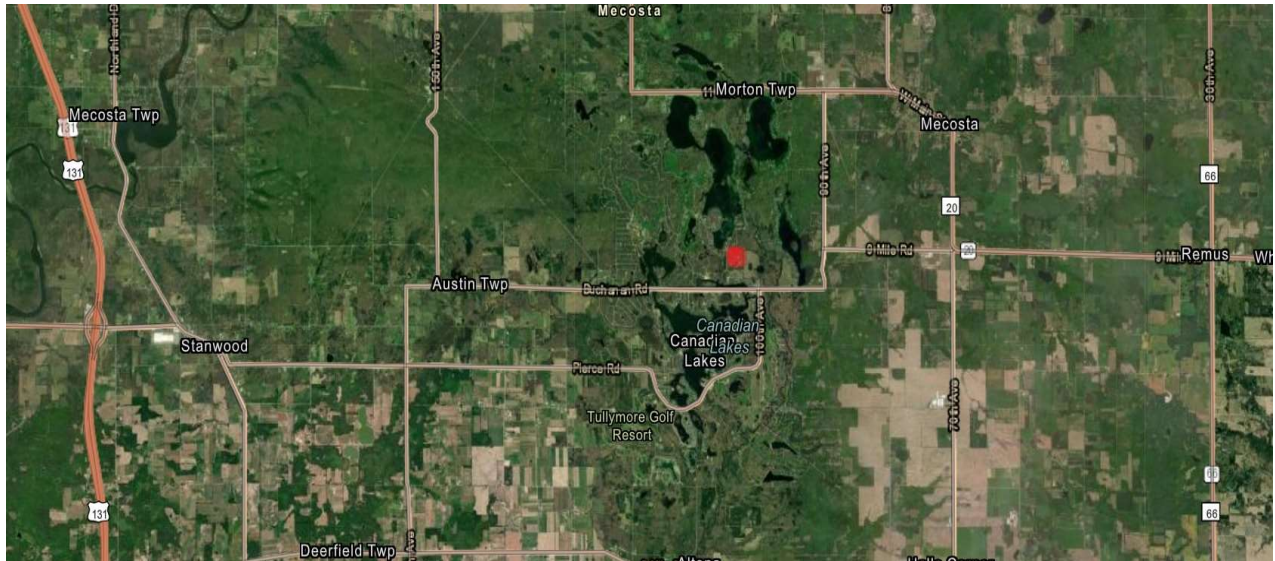
(3.5) **Water Supply:** The recreational vehicle park will utilize water wells, water pumps with hydropneumatic storage systems, testing and certification processes in compliance with the Michigan Safe Drinking Water Act, as amended, Act 339, specifically Rule 325.1559.

4. Suggested Motions & Concessions

(4.1) Applicant will submit a formal application and present at the Planning Commission’s November meeting and subsequent meetings necessitated for Class B site plan approval. Applicant requests that the Planning Commission grant Applicant conditional Campground rezoning approval contingent upon an approved Class B site plan which will be reviewed through the Special Land Use or PUD approval process.

(4.2) Applicant requests a recreational vehicle site pad density, commonly established in modern-day recreational vehicle park construction, equal to 12-15 sites per acre. A percentage of Common Area is to be determined relative to the gross land acreage.

MAP A. COUNTY CONTEXT MAP



Property Owner: **Bollman Investment Properties Limited Partnership**

Total Acreage: **45.42**

Parcels & Current Zoning:

- 11 020 002 000 | 21 acres | A-2
- 11 020 002 100 | 10 acres | A-2
- 11 020 002 500 | 9 acres | A-2
- 11 020 003 500 | 4.36 acres | A-2
- 11 020 003 000 | 1.06 acres | R-1

MAP B. TOWNSHIP CONTEXT MAP



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SITE PHOTOS

North Facing



South Facing



SITE PHOTOS

East Facing



West Facing



LAND – FACING NORTH



LAND – FACING SOUTH



LAND – FACING EAST



LAND – FACING WEST



SITE EXAMPLES – REPRESENTATION PURPOSES ONLY







CLUBHOUSE & POOL – REPRESENTATION PURPOSES ONLY





AMENITIES – REPRESENTATION PURPOSES ONLY





BATHHOUSE & LAUNDRY – REPRESENTATIONAL PURPOSES ONLY

