**MORTON TOWNSHIP**

**PLANNING COMMISSION MINUTES**

**REGULAR MEETING – December 20, 2023**

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

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

Absent: Karen McKenzie

Others Present: Gary Moore – Intern, Cory Zandstra – Building Official, Jill Charron - Recording Secretary

List of Public present: 11 public present.

Approval of Minutes from November 1, 2023, Special Meeting

Motion by: Larry Lenon

2nd by: Travis Kizer

Vote: 4 ayes 0 Nays 0 Absent 0 Abstain Motion Carried

**New Business: None**

**Old Business:**

1. ***Open Mortensen Hearing:***

Mr. Mortensen would like to split the property to add an additional house on the new piece of property and rezone the new property to R1. He would like to keep the old portion R4 because there is an existing trailer on it from when Round Lake Resort existed. There is also Mr. Mortensen’s home on the existing R4 property.

Mr. Lewis asked for clarification of a dwelling with the principal residence on it - Section 9.1 in the zoning ordinance.

***Close Mortensen Hearing.***

The Planning Commission had a discussion to clarify this split and rezoning.

This will be tabled until the next meeting.

1. ***Open Cook Hearing:***

Mr. Cook would like to parcel off 4.98 acres and rezone it to commercial to put his business sign on. The contiguous lot to the west of the parcel is also commercial.

Mr. Ratledge questioned what the state’s requirements were for deceleration and setbacks.

***Close Cook Hearing.***

Motion by Travis Kizer to approve the rezoning of R2 to C3 on parcel 11-010-003-200 contingent upon information on ingress and egress and sign requirements.

2nd by Jeff Ratledge.

Vote: 4 ayes 0 Nays 0 Absent 0 Abstain Motion Carried

1. Mr. Lenon’s term is renewed.
2. Clearly define procedures for handling applications
   1. A group will get together to discuss the Planning Commission’s application process. Mr. Ratledge, Mr. Cross, Mr. Zandstra, Mrs. Charron.
3. Responses to the RFP for a master plan consultant
   1. Proposals will be distributed to the Planning Commission to review and be discussed at the next meeting.
   2. Mr. Kizer will sit out of the evaluation of the proposals due to a company he works for submitting a proposal.

**Citizen Remarks:**   
Sandy Brogan – interested in sharing with the Planning Commission information that they come across, such as MI waterfront Association, etc. to make the lakefront experience a better experience and to keep the water quality great. Mrs. Brogan distributed information and a toolkit from EGLE about protecting Michigan lakes to consider while reviewing the Master Plan.

**Reports:**

1. Building/Zoning Department (Cory Zandstra):   
   a. Slightly more building permits lately.  
   b. School Section Lake is in compliance with their expansion.
2. Township Board (Jeff Ratledge):   
   a. Larry Lenon was voted for another term on the Planning Commission  
   b. The township has hired another full-time person for the fire department.

**Correspondence:** No correspondence regarding anything on this agenda. There were several more emails sent in with concerns about the proposed RV Park.

**Adjourn Special Meeting:**

Motion by: Jeff Ratledge

2nd by: Larry Lenon

Vote: 4 Ayes 0 Nays 0 Absent Motion Carried

Meeting adjourned 6:51 P.M.