**MORTON TOWNSHIP**

**PLANNING COMMISSION MINUTES**

**REGULAR MEETING – JANUARY 17, 2024**

Call to Order at 5:34 P.M. by Jeff Cross  
Pledge of Allegiance by all.

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

Absent: None

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

List of Public present: 8 public present.

Approval of Minutes from December 20, 2023, Regular Meeting

Motion by: Larry Lenon

2nd by: Travis Kizer

Vote: 4 ayes 0 Nays 0 Absent 1 Abstain (Mr. Ratledge via phone) Motion Carried

**Citizen Remarks:**   
Shannon Cook quoted the MT zoning ordinance on acceleration and deceleration lanes and quoted the MT zoning ordinance regarding applying conditions regarding rezoning.  
Mr. Kizer reaffirmed that the Cooks should reach out to the State of Michigan regarding acceleration and deceleration.

Michael Church – property adjacent to the Cooks – does not want commercial businesses in excess there.

**Old Business:**

1. **Further consideration of the Mortensen application:**The Planning Commission discussed the details of the split.

Motion by Travis Kizer to recommend to the MTBT an amended application to include parcels 11-007-004-002 and 11-007-004-500 to be rezoned from R-4 to R-1.

2nd by: Karen McKenzie

Vote: 4 ayes 0 Nays 0 Absent 1 Abstain (Mr. Ratledge via phone) Motion Carried

1. **Review of the RFP responses:**

The Planning Commission discussed the details of the RFP responses.

Motion by Karen McKenzie to recommend to the MTBT to hire Rowe Professional Services for consulting services for review and amendment of the MT Master Plan.

2nd by: Jeff Cross

Vote: 3 ayes 0 Nays 0 Absent 2 Abstain (Mr. Ratledge via phone, Travis Kizer due to conflict of interest) Motion Carried

1. **Report from process and procedures work group**The Planning Commission reviewed the details of the work group session done by Mr. Cross, Mr. Ratledge, Mr. Zandstra & Mrs. Charron on January 4, 2024.

**New Business:**

1. **Election of PC officers:**

Karen nominated:

Chair: Jeff Cross

Vice Chair: Travis Kizer

Travis nominated:

Secretary: Karen McKenzie

Motion by Travis Kizer, 2nd by Larry Lenon

Vote: 4 ayes 0 Nays 0 Absent 1 Abstain (Mr. Ratledge via phone) Motion Carried

1. **Review of special meeting application form**
2. Rename Special Hearing to Special Meeting.
3. Define what a Special meeting is: “to discuss”
4. A special meeting application should be submitted 1 week before a PC meeting is held.
5. Cost needs to cover cost of the Planning Commission Meeting wages.
6. Include applicant’s email.
7. Add a field for requested date of meeting.
8. Planning Commission will review Section 11.3, A & B

There will be a scheduled working group meeting to discuss these applications in detail.

1. **Review of rezoning application form**

Tabled until future date.

**Citizen Remarks:**   
Ms. Sack asked for clarification on making decisions during a special meeting.

Ms. Harris asked for clarification on the timeline of the Master Plan.   
PC answered: The Master Plan is planned out 20 years and reviewed every 5 years. The new Master Plan process is estimated at 1 year.

Mr. Burnard shared concern about needing focus groups for the Mater Plan review instead of Hearings.

Ms. Torry suggested a need for houses and condos in the area.

**Reports:**

1. Building/Zoning Department (Cory Zandstra): None
2. Township Board (Jeff Ratledge):

Mr. Ratledge asked for an update on Mr. Fate’s garage door sign advertising.   
Mr. Zandstra has been in touch with the Builder and is in process.

**Correspondence:**

There were 7 correspondences between the November 1, 2023 and December 20, 2023 meetings opposing the RV Park.

There were 14 correspondences between the December 20, 2023 and January 17, 2024 meetings opposing the RV Park.

Notable: One specifically asked if we were going to require the developer to complete an all-inclusive environmental impact study, and one included a link to an article about a similar situation in Fife Lake.

**Adjourn Regular Meeting:**

Motion by: Jeff Cross

2nd by: Larry Lenon

Vote: 4 Ayes 0 Nays 0 Absent 1 Abstain (Mr. Ratledge via phone) Motion Carried

Meeting adjourned 7:43 P.M.