

PLANNING COMMISSION MINUTES - September 2,, 2025

The meeting was called to order at 4:03pm.

MEMBERS PRESENT: Walt Mixon, Rod Lowe, Jenny Irvine, Victor Senk, Phil Bontrager, Paul Williams, and Christine Lundquist was absent.

AGENDA: The agenda was approved on a motion by Rod with support by Phil.

MINUTES: The minutes of August 19, 2025 were reviewed and approved by the commission members.

PUBLIC COMMENT: None at this time, two residents were present at the start of the meeting.

LETTER ADDRESSED TO THE PLANNING COMMISSION: A letter dated August 28, 2025 from the Voyageurs Motel was received and shared with the Planning Commission. The Voyageurs Motel letter was read aloud to the commission and public for further discussion. The letter's intent was to explain to the Planning Commission that when the motel was purchased it was zoned as Commercial and the revised zoning map has changed its zoning to Downtown District (DD) designation which introduces several restrictions which the letter goes on to identify to the commission which the property owner objects to. The Voyageurs Motel owner goes on to identify that the General Commercial District classification would be preferred in lieu of the Downtown District classification with specific restrictions to be identified that are common to both commission members and the Voyageurs Motel.

Paul Williams said and Rod Lowe reiterated the same option, that perhaps returning the Voyageurs Motel parcel currently proposed as Downtown District should be returned back to Commercial One District (C-1). Walt Mixon mentioned that the proposed General Commercial District would allow more commercial development than would be permitted as a Downtown District would allow. Jenny Irvine, Phil Bontrager and Victor Senk also offer various opinions on the matter that leaned on either side of the discussion. The commission tabled its decision on the matter until the next Planning Commission meeting on September 16, at 6:00PM, to allow the commissioners more time to review and compare the existing district C-1 to the proposed DD and GC districts in order to come to a consensus on the matter.

Lastly, Table 4-2 Common Accessory Uses, Building & Structures Permitted would need to be updated to reflect any changes made to the proposed Zoning Districts. The group also discussed outdoor furnaces, greenhouses in DD district as allowed under a Special Use Permit. Phil suggested that maybe two people review and scrub Article 4, to be later reviewed with the commission, this was tabled until a decision is identified above.

ZONING ORDINANCE DRAFT & ENFORCEMENT REVIEW / REVIEW PREVIOUS

PLANNING COMMISSION MEETING MINUTES: Jenny and Walt both expressed concern and some frustration regarding the time being put into the ordinance and questioned how well it would actually be enforced. Rod mentioned that the Zoning Administrator should be present at each Planning Commission meeting as well as each Township Board Meeting to update both to the current permit status and identify any issues or concerns that could assist in the management and enforcement as they apply to Burt Township Community and to Zoning Enforcement.

Larry's Meeting Minutes and Pat's Response note Review:

January 9, 2025 Items completed are not shown here, Items not complete as discussed are mentioned, but perhaps left to Pat's suggestion that those items are not considered redundant but left for clarity purposes.

P2-24 R or R still remains in the text.

P2-26 S or S still remains in the text.

P2-28 Definition of Structure needs to be cleaned up - suggest having AI or Webster Assist...

Item 12 Map updates as related to Voyageurs parcel - Pending Map update...

Meeting August 22, 2024 No. 2 Map Correction per Lori McShane for sections 10,11,12 to be discussed as a group.

November 25, 2024 Item 21, Section 4.4.3 Put a Table Number and Identify the Table.

OTHER: It was agreed the next meeting will be on September 16th, 2025 at 6:00pm.

PUBLIC COMMENT: None

ADJOURNMENT: The meeting was adjourned at 5:50PM on a motion by Jenny and supported by Walt.