

PLANNING COMMISSION MINUTES – January 27, 2026

The meeting was called to order at 6:01PM

MEMBERS PRESENT: Rod Lowe, Robin Scully, Victor Senk (Sec), Phil Bontrager, Paul Williams (was absent), Walt Mixon, Christine Lundquist (via phone).

AGENDA: The agenda was approved on a motion by Victor with support by Walt.

MINUTES:

The minutes of the Public Hearing on January 6, 2026 were reviewed and approved by the commission members.

The minutes of the Special Meeting on January 6, 2026 were reviewed and approved by the commission members.

The Burt Township Recreation Plan and Special Meeting of January 6, 2026 was Certified by Rod and supported by Walt.

Burt Township Recreation Plan has been turned over to the Burt Township Board.

PUBLIC COMMENT: Was deferred to the end of the meeting, two residents were present at the start of the meeting, who were at the meeting to review a request for a Conditional Use Permit.

LETTER ADDRESSED TO THE PLANNING COMMISSION: None Received prior to this meeting.

PLANNING COMMISSION MEETING MINUTES:

Planning Commission's discussion regarding Crypto Mining and Data Centers discussed potential locations permitting these operations to operate near the Burt Township Airport or near the Adams Trail location, note; only these locations would allow these operations to operate. The Moratorium letter prohibiting such operations within Burt Township will be incorporated into the Zoning Ordinance. If the Moratorium was to be over ruled these locations would be potential sites for Crypto Mining and Data Centers.

Robin will investigate and reach out to Pat Coleman to allow for more pertinent information to assist her to author a moratorium letter relating to scale of the operation mentioned above to achieve a moratorium status for Crypto Mining and Data Center operations.

Burt Township Marina Master Plan is available and copies are available at the Township Office. The Planning Commission members are encouraged to pick up the latest copy and become familiar with this final master plan, allowing a discussion to be scheduled with the public that will be scheduled for a future PC meeting.

Christine questioned why this public hearing was not held by the Township Board, Rod mentioned that the Township Board handed this review to the PC.

Rod mentioned that the Township Board had approved a \$500 payment to Pat Coleman to identify lakes that were once identified within the Zoning Maps, but currently omitted on the latest Zoning Maps.

Phil added to remind Pat that when reinserting these lake names, that they need to be able to be read without use of a magnifying glass.

Victor questioned why would we pay anything to have these Lakes reidentified on the Zoning Map, that were previously identified on the maps when Pat received these documents at the time of our contractual merging. Why should we have to pay to reinsert something that had already existed.

Christine added, someone needs to verify these lakes are identified correctly.

ZONING ORDINANCE DRAFT & ENFORCEMENT REVIEW / REVIEW PREVIOUS

Walt's List:

P. 2-30 Add; "Small" before "wind energy conversion system".
P. 4-8 Data Center in the Permitted District add: Burt Township Airport, Adams Trail and Reference the Moratorium Letter.
P. 4-13 Add: R-1 to be permitted for Medical Service Establishments
P.7-8 Section 7.13.1 3a Leave as noted because of temporary use. No Change required.
P. 7-22. Section 7.31 A Add R-1 for allowable districts.
P. 4-7 Add R-1 to Commercial Agriculture or Horticulture.
P. 12-2 Leave PDD as is. Definition of PDD within a Project Unit Development (PUD) is Planned Development District, as would be this case use. Also, Project Design Documents or Project Development and Documentation.

Christine's List:

P. 2-11 Definitions: Conservation Easement, at the end Section 10.12.31 should be 10.12.30.
P. 4-13 Medical Services Establishments add R-1 as picked up in Walt's list.
P. 4-17 Remove Two Family Dwellings – Redundant, this is picked up on the previous page.
P. 4-20 Boathouse Reference should be 6.3.2.G, Decks and Patios ref should be 7.8.5, Dog Shelter remove ref 7.9. Reference for Gazebos should be Section 7.8.5.A
P. 4-21 Open Storage Reference should be 7.8.3, Outdoor tennis court ref section 7.8.5.C, Outdoor Furnace Ref should be 7.8.7, Pump House ref should be 6.2, Swimming Pools should be Sec 7.8.6
P. 6-2 Sec 6.3.2.C ref should be Fig 6-1
P. 7-14 Sec 7.24 ref should be to section 4.2.7 not 4.27
P. 7-20 Sec 7.28 6B ref to 7.29 should be Ref 7.28.7
P. 15-1 Sec 15.3.2 ref Figure 15.2, Should be both 15-1 and 15-2. Separate these two figures to more easily identify that there are two figures and not one.
P. 18-5 Sec 18.5.10.A references sec 6.5.3 which does not exist. **Pat** where is this section, if this is a mistake remove this reference.
P. 18.35 Sec 18.29 ref to sec 18.5.12 (Training) apparently this is wrong.
P.21-3 Sec 21.7.C.3 the reference to 10.12.33, Delete in its entirety the last sentence of paragraph 3.

OTHER: It was agreed the next meeting will be on February 3, 2026 at 6:00pm. **Rod will be confirming this PC Meeting date and time once no scheduling conflicts are confirmed.**

PUBLIC COMMENT: Deferred from the beginning of the meeting to the end, the following is noted.

Chet and Molly Tavenner were in the audience of two, Chet was present to review an Application for Conditional Use Permit and answer the PC preliminary questions regarding this application. Some specifics of the application:

Three parcels along Airport Road. Acres?

Three phase projects of 4 cabins each to build Tourist Cabins

Cabin size to be 768sf with a garage, pole barn style stick-built construction

Expected two cabins to one well and one septic system for water and waste water

80% STR

20% Monthly rentals

Rod deferred further PC follow up and Q&A regarding this application possibly next month to review specifics before concluding the matter.

ADJOURNMENT: The meeting was adjourned at 8:00PM on a motion by Rod and supported by Walt.