

Burt Township Planning Commission Meeting  
Thursday, February 20, 2025  
Community Center – Brazel Street  
Grand Marais, MI 49839  
6:30 PM

Meeting Minutes

1. The Chair called the Planning Commission Meeting to order.
2. The Chair called the roll. In attendance was Phil Bontrager, Jenny Irvine, Walt Mixon, Rod Lowe, Paul Williams, and Larry Shaffer. Absent was Christine Lunquist who notified the Chair that she would not be able to attend because of an illness.
3. Minutes for the last two meetings conducted by the Planning Commission have been prepared but were not available for Commission consideration. It is intended that the Commission will consider minute approval at the next meeting.
4. No Public Comment was offered
5. On a motion by Rod Lowe and seconded by Jenny Irvine, the Planning Commission voted 6-0 to open the public hearing to consider the Conditional Use Permit filed by Kassandre Hildebrandt to construct and operate a 150 site campground on Route 58. Ms. Hildebrandt offered a presentation on the project that included the following:
  - A. The applicant has reduced the size of the project from 150 to 100 sites

- B. A contiguous property owner has offered an easement to secure an additional access to the property conditioned upon the applicant receiving a Conditional Use Permit.
- C. The applicant was not able to contact property owners outside of the 300' statutorily required distance for notification.
- D. Business Plan was exhaustively researched.
- E. Applicant stated that there is seemingly inconsistencies in the existing Zoning Ordinance that allows for campgrounds in other Inland Buffer Zone designations but not in the Zoning definition for the subject parcel.
- F. NPS Park Superintendent was engaged and Applicant states that Superintendent Horne was not enthusiastic about inserting NPS into the Special Use Permit process. NPS Picture Rocks National Lakeshore is generating millions of visitors to the park. Those tourists represent a significant economic development opportunity for the Township.
- G. Calvin McShane, Zoning Administrator stated that the applicant would have to meeting all of the requirements of the other agencies with authority over the project. Mr. McShane stated that the intended project does not meet the allowed underlining zoning standards for approval. Mr. McShane stated that the application was well done and that Ms. Hildebrandt was very thorough with her application.
- H. The Chair read the Dan Livingston letter of December 2, 2024 that opposed the granting of a Special Use Permit for the subject property.

- I. Steven Schrot asked about the history of the Inland Buffer Zone designation.
- J. Anna Schrot commented about the time needed to bring the application to the public hearing.
6. On a motion by Rod Lowe and seconded by Paul Williams, the Planning Commission voted 6-0 to close the Public Hearing.
7. Paul Williams brought up the issue of the difficulty of providing public services (police, fire and ambulance) to the site.
8. Rod expressed his concern that the 300' notification requirement did not bring into consideration all those property owners who may have an interest in the application.
9. Walt expressed his thoughts that, as was discussed at the site visit, the application may be a little excessive in terms of total sites applied for.
10. Phil questioned the language of the zoning ordinance that seemed to leave the door open to the use of the property as a campground if the example of allowed recreational uses might infer other uses such as a campground. Phil then made a motion to request that the Board of Trustees seek an opinion from the Town Attorney as to whether a campground is allowed in the Inland Buffer Zone designation of the property the subject of this application and to receive such opinion in 30 days or less. The motion was seconded by Paul Williams. After discussion, the Planning Commission voted 5-1 with Jenny Irvine dissenting to recommend that the Board of Trustees

seek and receive within 30 days the zoning determination of the campground use as a recreational use under the present zoning.

11. Under other, the Chair apprised the Board of the recent conversation with the consultant about incorporating corrections and Planning Commission changes to the draft Zoning Ordinance.
12. Public comments were further solicited and no further comments were forthcoming.
13. On a motion by Rod and seconded by Walt, the Planning Commission voted to adjourn the meeting at 8:25 pm.