

**clerk@mortontownship.org**

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**From:** buildingdept@mortontownship.org  
**Sent:** Monday, March 11, 2024 12:29 PM  
**To:** 'Stephanie McNeal'  
**Subject:** FW: Proposed RV Park Rezoning  
**Attachments:** Rezoning Acknowledgement - RV Park.pdf  
  
**Importance:** High

Cory Zandstra  
Morton Township Building Official  
231-972-7138 (office)  
231-578-8020 (cell)

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**From:** buildingdept@mortontownship.org <buildingdept@mortontownship.org>  
**Sent:** Thursday, February 15, 2024 1:39 PM  
**To:** 'Jeff Bollman' <jeffbollman@me.com>  
**Cc:** brian@freshwaterhospitalityconsulting.com; 'Mark Klumpp' <supervisor@mortontownship.org>  
**Subject:** Proposed RV Park Rezoning

Mr. Bollman,  
Please see the attached letter of the procedural process for the rezoning of the proposed RV park.

Thank you,

Cory Zandstra  
Morton Township Building Official  
231-972-7138 (office)  
231-578-8020 (cell)



**MORTON TOWNSHIP**  
*Cory Zandstra, Building Official*

February 14, 2024

Mr. Jeff Bollman  
Bollman Investment Properties  
8529 100<sup>th</sup> Avenue  
Stanwood, MI 49346

Re: Rezoning and Site Plan for Campground

Dear Mr. Bollman:

The Township has received and reviewed your application requesting rezoning of certain properties from the AG2/R1 to the Campground District, along with what appeared to be a request for preliminary site plan approval.

The request to rezone from one zoning district to another will be processed under Section 13.1 of the Zoning Ordinance regarding Zoning Ordinance Amendments. That process begins with referring the application to the Planning Commission. The Planning Commission will first consider the rezoning application on February 21, 2024 at 5:30 pm. If at that point it is ready to schedule a public hearing the Planning Commission will schedule a public hearing on the requested rezoning. The Planning Commission may also request further information before scheduling a public hearing. Following the public hearing the Planning Commission will then make a recommendation to the Township Board. It is up to the Township Board to approve or deny the requested zoning.

In addition to the rezoning request, your application included a site plan for a campground. Since a request for a campground site plan approval would be for a commercial multi-family and multi-building use, it would be processed as a Class B site plan under Section 6.2 and 6.3 of the Zoning Ordinance. I would note that the plan as presented does not comply with the density requirements for campgrounds in Section 5.23, so would require either revisions or a variance before it can be considered for approval by the Planning Commission. The process for reviewing the site plan also begins with my referring the site plan to the Planning Commission for its review. However, based on my conversations with Brian Czarnecki from Freshwater Hospitality Consulting, it is my understanding that you are not requesting that the site plan be considered in conjunction with the requested rezoning or be considered for approval at this time.

As I also discussed with Brian, the application as presented does not meet the requirements for a conditional rezoning under MCL 125.3405 or Section 5.1 of the Morton Township Zoning Ordinance. If you would like to convert the application into a conditional rezoning application, I would be happy to discuss that with you, but that would require the submission of written conditions and compliance with the other requirements of the Zoning Ordinance and Zoning Enabling Act.

Please let me know if you have any other questions or comments. Otherwise, our plan at this time is to have the rezoning request placed on the Planning Commission agenda for February 21, 2024 for an initial presentation to the Planning Commission of the rezoning request.

Very truly yours,

Cory Zandstra  
Morton Township Building/Zoning Official

cc: Brian Czarnecki, Freshwater Hospitality Consulting  
Mark Klumpp

**From:** buildingdept@mortontownship.org  
**Sent:** Monday, March 11, 2024 12:28 PM  
**To:** 'Stephanie McNeal'  
**Subject:** FW: Proposed RV Park Rezoning  
**Attachments:** Freshwater Response to Planning Commisison Rezoning Letter\_2\_15\_2024.docx  
**Importance:** High

Cory Zandstra  
Morton Township Building Official  
231-972-7138 (office)  
231-578-8020 (cell)

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**From:** Brian Czarnecki <brian@freshwaterhospitalityconsulting.com>  
**Sent:** Friday, February 16, 2024 4:45 PM  
**To:** buildingdept@mortontownship.org  
**Cc:** Jeff Bollman <jeffbollman@me.com>; Mark Klumpp <supervisor@mortontownship.org>; Casey Chapman <casey@freshwaterhospitalityconsulting.com>  
**Subject:** Re: Proposed RV Park Rezoning

Cory, Morton Township Planning Commission & Board of Trustees,

On behalf of Jeff Bollman, please see the attached letter which serves as our response to the most recent email attachment sent on Thursday, February 15th regarding the Rezoning Application for the proposed Campground/RV Park.

Best,

**Brian Czarnecki**  
Partner  
[brian@freshwaterhospitalityconsulting.com](mailto:brian@freshwaterhospitalityconsulting.com)  
570-832-7126  
[www.freshwaterhospitalityconsulting.com](http://www.freshwaterhospitalityconsulting.com)



On Thu, Feb 15, 2024 at 1:46 PM <buildingdept@mortontownship.org> wrote:

Mr. Bollman,

Please see the attached letter of the procedural process for the rezoning of the proposed RV park.

Thank you,

Cory Zandstra

Morton Township Building Official

231-972-7138 (office)

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**From:** buildingdept@mortontownship.org  
**Sent:** Monday, March 11, 2024 12:28 PM  
**To:** 'Stephanie McNeal'  
**Subject:** FW: Proposed RV Park Rezoning

**Importance:** High

Cory Zandstra  
Morton Township Building Official  
231-972-7138 (office)  
231-578-8020 (cell)

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**From:** Brian Czarnecki <brian@freshwaterhospitalityconsulting.com>  
**Sent:** Saturday, February 17, 2024 1:00 PM  
**To:** Mark Klumpp <supervisor@mortontownship.org>  
**Cc:** Casey Chapman <casey@freshwaterhospitalityconsulting.com>; Jeff Bollman <jeffbollman@me.com>; buildingdept@mortontownship.org  
**Subject:** Re: Proposed RV Park Rezoning

Thank you for the weekend follow up Mark.

We're happy to show the public attendees the schematic and aesthetics of the Campground/RV Park after answering questions from the Planning Commission. We'll be prepared to do so, however we'll allow the Planning Commission to deem if the presentation is necessary and fits within the agenda/schedule of the meeting.

Enjoy your weekend, whatever it holds.

Best,

Brian

On Sat, Feb 17, 2024 at 12:32 PM Mark Klumpp <supervisor@mortontownship.org> wrote:

Brian,

We have received your email correspondence. The Mecosta Elementary has a large screen available for use but no projector. If you plan on making a presentation please bring your own projector.

Have a great weekend.

Mark R Klumpp  
Supervisor  
Morton Township

On Fri, Feb 16, 2024 at 4:45 PM Brian Czarnecki <[brian@freshwaterhospitalityconsulting.com](mailto:brian@freshwaterhospitalityconsulting.com)> wrote:

Cory, Morton Township Planning Commission & Board of Trustees,

On behalf of Jeff Bollman, please see the attached letter which serves as our response to the most recent email attachment sent on Thursday, February 15th regarding the Rezoning Application for the proposed Campground/RV Park.

Best,

**Brian Czarnecki**

Partner

[brian@freshwaterhospitalityconsulting.com](mailto:brian@freshwaterhospitalityconsulting.com)

570-832-7126

[www.freshwaterhospitalityconsulting.com](http://www.freshwaterhospitalityconsulting.com)



On Thu, Feb 15, 2024 at 1:46 PM <[buildingdept@mortontownship.org](mailto:buildingdept@mortontownship.org)> wrote:

Mr. Bollman,

Please see the attached letter of the procedural process for the rezoning of the proposed RV park.

Thank you,

Cory Zandstra

Morton Township Building Official

231-972-7138 (office)

231-578-8020 (cell)



February 16, 2024

Re: Morton Township Planning Commission Rezoning Letter Response

Dear Cory, Morton Township Planning Commission & Board of Trustees,

We express our gratitude for the informative letter and your response concerning our Rezoning Application. In light of this, we endeavor to provide further information on our past experiences with Planning Commissions regarding developments such as Hotels, Campgrounds, and RV Parks, both in terms of new establishments and expansions.

Our decision to pursue and submit a Rezoning Application emanates from the absence of distinctly identified Special Land Uses for Zoning Districts within the Morton Township Ordinances. Drawing from our collective experience, rural townships commonly designate Campground/RV Parks as appropriate Special Land Uses for Agriculture Zoning Districts. In reference to your correspondence regarding the "Conditional Rezoning" stipulated in section 5.0 of the Morton Township Zoning Ordinances, it should be noted that we did not pursue conditional rezoning due to the lack of an established application process for such a procedure.

To offer a clearer understanding of our intentions, the following delineation outlines the sequential approval process typically observed for Campground/RV Park and even hotel developments that we have overseen in the past:

- A. Commence with an initial meeting with the Planning Commission to review the proposed development.
- B. Submit an application through Special Land Use or Rezoning, depending on the applicability to the project.
- C. Attend Planning Commission meetings and convene Special Meetings as necessary to expedite specific review processes.
- D. Pursue any requisite variances for development. In the present case, we would seek a density variance, as we contend that the prescribed density of 3 modern sites per acre is not in alignment with local campgrounds nor regional and national averages.



E. We anticipate the Rezoning approval of the four A2 parcels and singular R1 parcel to Campground Zoning for a site-specific project.

F. Subsequently, we will engage in a collaborative process with the Planning Commission during regularly scheduled and specially convened meetings (as applicable and remunerated) to secure variance approval for an increased density, based on a comprehensive master site plan review process (defined in Section 6.2, Class B Site Plan), aimed at ensuring compliance with standards delineated by the Morton Township Planning Commission and the Michigan Department of Environment, Great Lakes, and Energy.

This exhaustive review and approval process will encompass civil and environmental engineering aspects such as soils, stormwater management, erosion control, septic systems, hydrology, power distribution, and roadways, as well as structural, architectural, and public health considerations, including emergency utilities and services, and adherence to safety and accessibility standards.

It should be noted that the schematic representation of the proposed Campground/RV Park delineates 246 sites, significantly surpassing the mandated 2,100 square feet for modern sites, all roads at a width of 25 feet, compliance with necessary boundary setbacks, offers a generous percentage of green space/common area, and provision for an oversized retention area and acreage for wells and septic systems. We remain committed to collaborating with the Planning Commission and our subcontractors/agencies throughout the master plan design, presentation, and approval process to hone details and address all public concerns.

G. We are hopeful that the culmination of the master plan design and Planning Commission approval process will entail with the issuance of construction approval and an approved density variance, presumed to exceed 6 modern sites per acre.

Based on prior experience, we anticipate that the master design and Planning Commission approval process outlined above will span between 3 to 5 months. Construction will commence promptly upon final approval, with an anticipated completion timeframe of 18 to 24 months. We aspire to achieve a phased opening of the Campground/RV Park, with a tentative commencement in mid-to-late summer 2025, culminating in full operation by April 2026.

## February 21<sup>st</sup> – Planning Commission Meeting

Casey Chapman and Brian Czarnecki from Freshwater Hospitality Consulting, representing the prospective investment group, will be present for the February 21<sup>st</sup> Planning Commission meeting. The team will be prepared to address the Planning Commission's questions and engage with inquiries from public attendees as needed. Freshwater can also furnish supplementary insights pertaining to the schematic design and operational intricacies of the Campground/RV Park. This includes expounding upon the stepped processes delineated in the preceding narrative, elaborating on details of the blend of seasonal and transient site rentals, outlining planned family activities and guest rules and regulations, and presenting a conceptualization of the future ambiance and aesthetics.

Furthermore, we are poised to address the apprehensions and concerns voiced by both the Tri-Lakes and Canadian Lakes communities regarding the potential escalation of boat traffic. It should be noted that the schematic design does not incorporate provisions for on-site storage of boats or boat trailers.

Given the anticipated turnout from the public, arrangements can be made for presentation via a screen and projector to facilitate clearer visualization of the documentation for attendees. We kindly request confirmation on the availability of such equipment at the elementary school venue. Alternatively, in the absence of the audio-visual provisions, we stand ready to furnish the equipment with prior notification.

We eagerly await your response.

Sincerely,

Brian Czarnecki & Casey Chapman



Email: [bczarnecki@freshwaterhospitalityconsulting.com](mailto:bczarnecki@freshwaterhospitalityconsulting.com)