

RV PARK UPDATE – 12/18/2023

It has been a few weeks since we have published an update on the progress of a proposed RV park at 105th and St. Ives Drive. We felt it important to give you an update of what we do know, and be clear about what we don't know.

What we do know:

As pulled directly from the Proposed RV Park proposal submitted to the Township Planning Commission special meeting of October 11:

4. Suggested Motions & Concessions (4.1) Applicant will submit a formal application and present at the Planning Commission's November meeting and subsequent meetings necessitated for Class B site plan approval. Applicant requests that the Planning Commission grant Applicant conditional Campground rezoning approval contingent upon an approved Class B site plan which will be reviewed through the Special Land Use or PUD approval process. (4.2) Applicant requests a recreational vehicle site pad density, commonly established in modernday recreational vehicle park construction, equal to 12-15 sites per acre. A percentage of Common Area is to be determined relative to the gross land acreage.

At the regularly scheduled Planning Commission meeting of October 15, as pulled from the unapproved minutes from the township website:

Recreational Vehicle Park

- a. **There is no proposal or application submitted yet. There is no action required of the Commission yet.**
- b. Mr. Kizer gave examples of other campgrounds for reference: First RV Park example: SSL has approximately 5 sites per acre. Their septic takes up approx. 3 acres of land. Close to half of the sites are full hookup. Second RV Park example: Dunes Harbor is approx. 3 sites / acre. This is what would be described as an "RV Park."
- c. Per the Zoning Ordinance, a campground should be zoned "campground."
- d. The PC should not be in the role of deciding to rezone, apply for PUD, or SUP.
- e. Mr. Kizer's research suggested that a certified survey and Class B Site Plan could be done for around \$50,000, less than the \$250,000 stated by Freshwater Consulting.
- f. Per MT ordinance, a class B site plan is required before approval.
- g. An RV Park will need to follow the Zoning Ordinance as it is currently written.

We know that no proposal or application regarding the RV Park was submitted as of the November 15 Planning Commission meeting as that meeting was cancelled.

As of this writing, it appears that the Township will be holding their regularly scheduled Planning Commission meeting on December 20. From what we've heard, an RV Park proposal or application is not on the agenda.

Given that the Planning Commission voiced they would not give contingent approval and will be requiring a Site Plan, the group backing this proposal appears to be having survey work performed on the property and it is currently in progress. From what we've witnessed, it is being performed by Nederveld Land Surveyors out of Grand Rapids.

So, in our opinion, the RV Park proposal is in flight to becoming a formal application to the Township, but we don't know when. We'll continue to monitor the situation and provide you with updates as they occur.

We can't stress enough of how much we continue to need your help. You can do that by:

- Keep yourself updated on all the happenings regarding this proposal. Continue to visit www.thetrilakes.org. We will provide links to official Township documents as well.

- If you are not already a member, please join the Tri-Lakes Association. You can do that from this TLA Website. As a member, you will receive communications via email as things unfold. You do not have to own property on the Tri-Lakes to join our Association!
- Express your concern to the Morton Township Board and Planning Commission via email or formal letter. Please do not do this once, but keep doing so as this proposal works through the process.
- Update your neighbors. We think the timing of this proposal is strategic in that many of the property owners are no longer in the area or coming to their properties in the winter.