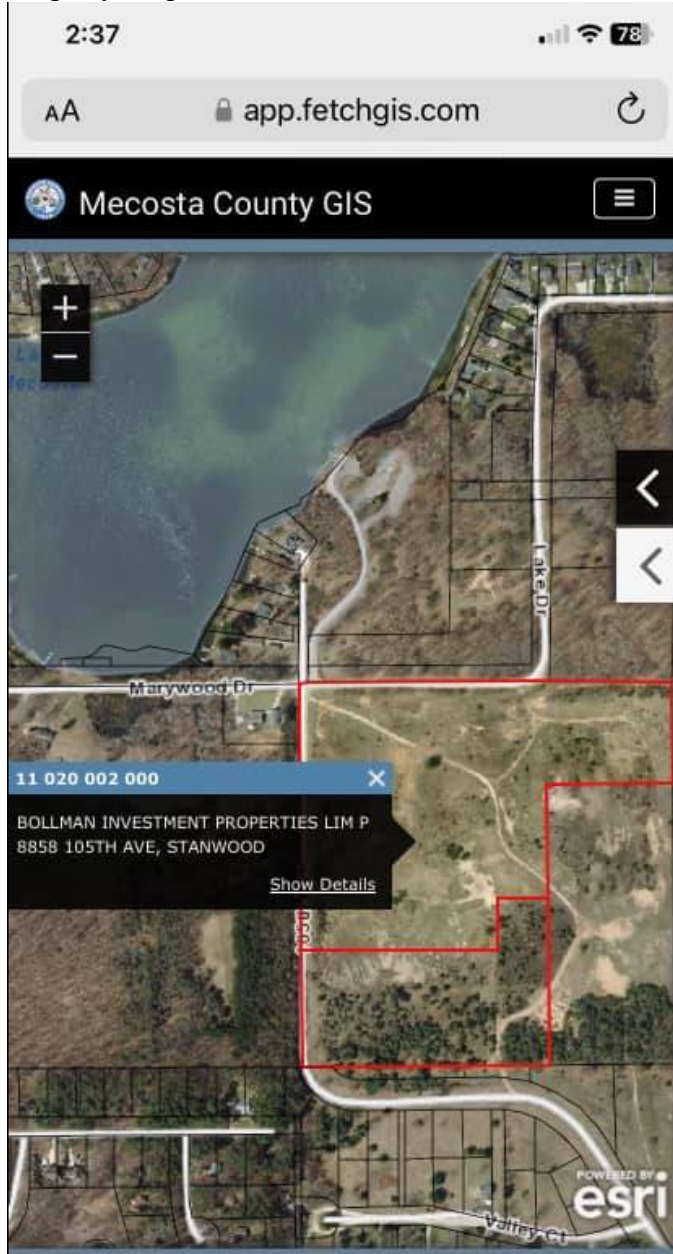


PROPOSED RV/CAMPGROUND NEAR LAKE MECOSTA PUBLIC ACCESS SITE:

Notes from Dave Rhinehart, who attended the Morton Township Planning Commission special meeting on October 11, 2023; held to discuss the proposed RV Park/Campground across the street from the Lake Mecosta Boat Ramp.

Property in question:



Two principals from Freshwater Hospitality Consulting gave a ten+ minute overview of the project. 45 acres bordering 105th/Lake Dr.; 5 parcels, 4 zoned Ag-2, 1 Res-1. A mix of mostly full service 30/50amp concrete pads, with some tent sites, and some Park model homes. Many ancillary amenities and support facilities would be built, from swimming pools, clubhouse, kids play, minigolf, pickleball courts, gift shop, etc. They stated a strong background in hospitality development and operations.

They had asked for a special meeting in order to not overburden the next regular meeting, which is next Wednesday (10/18/2023 at 5:30 PM). They had three initial requests.

- 1- to get feedback from the commission on which application is best; re-zoning, or a special use or planned unit development exception.
- 2- to postpone the requirement for a 'Class B' site plan until after approval. Those plans are extremely detailed and they said cost upwards of \$250k. They asked if they could provide solid plans which could meet the commission's need without going through the Class B process, then provide them after approval.
- 3- to get an exception to the density limits of 3 units/acre to 12-15 units/acre. They stated that is more in line with current RV park construction standards.

One commissioner said they had just received the request for a special meeting less than a week ago, and only saw the proposal tonight, so were unable to really ask questions until they read it over, but they stressed that it is going to be a careful, and long process. This was only a very early information-only meeting, not for decisions. Much opportunity for public involvement is ahead.

Then public comment opened. Read the unapproved minutes of the meeting for individual comments. (<https://mortontownship.org/agendas-and-minutes/>). It was 100% against the project. Attendance was around 90 people. Quality of life, Tri-Lakes impacts, traffic, safety, ecology, property values, and the commission's need to be responsive to the citizens were the main themes.

Read the proposal from Freshwater Hospitality Consulting:

<https://mortontownship.org/wp-content/uploads/2023/10/RV-Park.pdf>