

BURT TOWNSHIP
PLANNING COMMISSION

MINUTES

March 12, 2026

The Burt Township Planning Commission was called to order by Jay Jontz on March 12, 2026, at 7:00 p.m. at the Burt Township Hall

PLANNING COMMITTEE ATTENDEES: Allen Kozlowski, Gene Hodulik, Paul Janness, Jay Jontz, & Matt Landon

ALSO ATTENDING IN PERSON: Jim Larson--Zoning Administrator, Ken Lane--Planning Consultant from Beckett & Raeder, Katie Parker—Burt Township Trustee, and Carolyn Hodulik-- Recording Secretary

PLEDGE OF ALLEGIANCE: Led by Jontz

DECLARATION OF ANY CONFLICT OF INTEREST: None

APPROVAL OF MINUTES: Motion by Landon, supported by Kozlowski to approve the November 13, 2025, minutes.

MOTION APPROVED

REPORTS:

TOWNSHIP: Hodulik reported that the fire extension with Mullett Township has been extended for 3 years and if the 1 mil is approved in 2028, it will be extended 2 more years. The 2026-27 budget was approved. It was also approved to complete paving of the last 1.5 miles of phase one of the Burt Lake Trail. Planning work has started for the east side trail head. A company is interested in taking over the lease of the west side cell tower.

ZONING BOARD OF APPEALS: Approved the variance on Nipissing Trail for a second story deck to replace the existing deck with the same footprint.

ZONING ADMINISTRATOR: Larson reported that it has been very slow because of the weather.

The P.A. Miller access license was reviewed with two neighbors, Ray Howd and Michael Langnass (attorneys), and Tim MacArthur, Burt Township attorney, Zoning Administrator Jim Larson, and Burt Township Supervisor Gene Hodulik. The outcome of this meeting and its recommendations will be forthcoming from MacArthur.

An inquiry has been made by an owner of 115 acres, zoned rural/residential, to divide the land into parcels for multiple pole barns. He has been invited to the May planning meeting.

PLANNING CONSULTANT: Ken Lane reported that the state is focusing on increasing available housing in Michigan via zoning changes by the state legislature. AI data centers and battery storage facilities are a zoning topic to investigate yet this year.

OLD BUSINESS:

HIGH SPEED INTERNET: Kozlowski stated that Spectrum is still working on underground lines on the west side of the township.

MASTER PLAN REVIEW: Lane pointed out corrections on pages 34 and 35 mostly regarding the Burt Township Trail. A new photo of the township hall will be taken for the cover of the Master Plan for 2026.

Motion: Made by Janness, supported by Kozlowski to request that the Burt Township Board of Trustees review and approve for distribution the DRAFT “Burt Township Master Plan—2026” pursuant to Section 41 (MCL 125.3841) of Public Act 33 of 2008, known as the Michigan Planning Enabling Act.

Motion Approved

SOUTH EXTENSION PUD: No activity by the possible applicant at this time.

WEST SIDE TRANSFER STATION: Everything is going well and can be dropped from future agendas.

PLANNING COMMISSION 2026 ELECTION OF OFFICERS:

Motion by Kozlowski, supported by Janness to nominate Jay Jontz for Chairperson.
Motion Approved.

Motion by Jontz, supported by Hodulik to nominate Paul Janness as Vice Chairperson.
Motion Approved.

Motion by Kozlowski, supported by Landon to nominate Kozlowski as Secretary.
Motion Approved.

PLANNING COMMISSION 2026 MEETING SCHEDULE:

Motion by Hodulik, supported by Landon, Resolution #01-2026 for the following meeting dates:
March 12, May 14, July 9, September 10, November 12, 2026, and January 14, 2027, at 7:00 p.m. at the Burt Township Hall, 7029 W. Birchwood Road, Cheboygan, MI 49721
Motion Approved.

ROLL CALL VOTE: Jontz-yes, Kozlowski-yes, Landon-yes, Janness-yes, Hodulik-yes.

PLANNING COMMISSION ANNUAL REPORT 2025:

Motion by Kozlowski, supported by Janness, to submit the annual report to the township board.

BRAINSTORM: Hodulik suggested an annual Burt Township garage sale to happen around Memorial Day with advertising in local papers and facebook.

PLANNING COMMISSION COMMENTS: None

PUBLIC COMMENTS: Larson stated that the Dowker situation will likely go to court. Larson has talked to Jim Parker who will clean up the properties when the snow is gone. The Ostwald property now contains a school bus.

MOTION TO ADJOURN: Made by Landon, supported by Janness to adjourn. Meeting adjourned at 8:09 p.m.

NEXT MEETING: Thursday, May 14, 2026, at 7:00 p.m.

Respectfully submitted,
Carolyn Hodulik, Recording Secretary