

**BURT TOWNSHIP**  
**PLANNING COMMISSION**  
**MINUTES**

**May 14, 2026**

**The Burt Township Planning Commission was called to order by Jay Jontz on May 14, 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, Ray Howd, Michael Langnas, 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 Janness to approve the March 12, 2026, minutes.

**MOTION APPROVED**

**REPORTS:**

**TOWNSHIP:** Hodulik reported the following since last Planning Commission Meeting:

MTA meeting will be in Burt Township on May 28, 2026, at Burt Township Hall with the CEO of PIE&G as guest speaker; Big Dump Day is June 20 at the east side transfer station; the Dowker zoning violations will be litigated in court; East side transfer station chipping from last year's ice storm has been completed but not all of it has been removed; the May 5 Char-Em Intermediate School District millage was renewed; Indian Point Road improvement, a 2 year project, is at the engineering drawing stage being done by Huron Engineering; Power sweeping of the Burt Lake trail by Spierling is planned to be done by Memorial Day; the plan is that Spierling will pave the remaining 1.5 miles of the trail before the 4<sup>th</sup> of July; the Township Board accepted the planning annual report; this year is the 50 year anniversary of the Planning & Zoning Board in our township; the township board approved the distribution of the proposed master plan to local governments.

**ZONING BOARD OF APPEALS:** Jontz reported that the April meeting was cancelled because there were no variances. The next meeting is May 22, 2026, @ 4:00 p.m.

**ZONING ADMINISTRATOR:** Larson reported that due to the weather, there has been very little activities other than phone calls.

**PLANNING CONSULTANT:** Ken Lane reported that the state is focusing on increasing available housing in Michigan via zoning changes by the state legislature. The Michigan legislature has proposed laws to increase the housing supply across the state. These bills could pre-empt local land use control at the township level. Lane reported that today, May 14, all of these bills have been stalled because of concern by MTA and local townships. Lane has accumulated all the zoning changes to be inserted into the zoning ordinances on the township website.

**OLD BUSINESS:**

**HIGH SPEED INTERNET:** Kozlowski stated that Spectrum is currently burying all lines on the west side. This topic can now be removed from the agenda.

**MASTER PLAN DISTRIBUTION:** Township Board approved the distribution of the Draft 2026 Master Plan for Burt Township. Letters were sent to the local governments stating the Master plan is available on the Burt Township web site to solicit comments until June 11, 2026. Website is [www.burtcheboyganmi.gov](http://www.burtcheboyganmi.gov).

The following motion was made by Hodulik, seconded by Landon as follows, "I Gene Hodulik move that the Burt Township Planning Commission hold a public hearing to solicit public comments on the draft Burt Township Master Plan 2026-2031, at 6:45 p.m. on Thursday, July 9, 2026, at Burt Township Hall, and that the Township Planner provide proper notice of such public hearing, in accordance with Section 43 (MCL 125.3843) of Public Act 33 of 2008, known as the Michigan Planning Enabling Act.

The motion was seconded by Landon, and unanimously approved.

**MOTION APPROVED.**

**WEST SIDE TRANSFER STATION:** There is a need for at least 2 additional dumpsters at each location for 4<sup>th</sup> of July. Kozlowski will pursue this issue.

**NEW BUSINESS:**

**Discussion** of lake access at the Sturgeon Bay and the Eagles Nest subdivisions. Ken Lane was asked to review township ordinances regarding public and private lake accesses and how it might apply to these subdivisions. The Eagles Nest subdivision is a platted subdivision and the lake access easement was included in the initial plat. Because of this, access rights may not be transferable by a quit claim deed. Jim Larson mentioned that all property owners in the southwest quarter of section 36 are allowed to use the access. Since the township has no authority to resolve this situation, it may need to be settled in a court of law.

Discussion on battery energy storage facilities and data centers led to a motion by Kozlowski and supported by Landon for a moratorium on data centers for one year. **MOTION APPROVED.** This will need to be forwarded to the township board for final approval.

Lane recommended that the location for any data center or battery storage facility be located in our industrial sector.

The Planning Commission discussed the draft zoning ordinance language for data centers and battery energy storage facilities. Ken Lane took notes and will bring updated language to the July meeting.

**BRAINSTORM:** Kozlowski stated that planning for a Burt Township garage sale should be for Memorial Day weekend, 2027.

**PLANNING COMMISSION COMMENTS:** None

**PUBLIC COMMENTS:** Michael Langness thanked the Planning Commission for allowing him and Ray Howd ample time to express their concerns regarding the P.A. Miller shared lake access.

**MOTION TO ADJOURN:** Made by Landon, supported by Kozlowski to adjourn. Meeting adjourned at 8:05 p.m.

**NEXT MEETING:** Thursday, July 9, 2026, at 6:45 p.m for the Burt Township Master Plan public hearing followed by regular meeting.

Respectfully submitted,  
Carolyn Hodulik, Recording Secretary