

**Ontwa Township Planning Commission
Cass County Michigan**

Wednesday, November 6, 2019
7:00 PM

Ontwa Township Hall
26225 US 12
Edwardsburg, MI 49112

Members Present: Chris Marbach – Chairman, Shane Szalai – Vice Chair, Dawn Bolock, Sandra Seanor-Secretary, Richard Gates, and Don Delong.

Member Absent: Bill Mahaney, Mike Mroczek, and Robert Thompson.

Minutes Recorded by: Brigid Forlenza

Chair Marbach called the meeting to order at 7:00PM.

1. Pledge of Allegiance

2. **Agenda Approval:** Motion made by Richard Gates and seconded by Don Delong to approve agenda as amended adding to old business: “Structures that are noted as blight as well as nuisances”. All in favor motion passes.
3. **Reading and approval of past minutes:** October 2, 2019; Motion made by Dawn Bolock to approve minutes adding the conditions drafted by Williams and Works. Seconded by Sandra Seanor. All in favor motion passes.
4. **Land Divisions:** William and Margaret Noll, 70604 M 62, Edwardsburg, MI.
ID#14-090-018-030-05 – Owner requesting to parcel off home and property. Remaining 13.7 acres for a new home to be built next year.

Chair Marbach informed owners they need to get a certificate from Cass County that is required to prove taxes are current. The certificate is to be given to Zoning Administrator Krempec.

Richard Gates made a motion to approve land division subject to obtaining certificate from Cass County, seconded by Don Delong. All in favor motion passes.

4b. Tylor Ross – 68563 West Banks, Edwardsburg MI. Parcel ID#14-090-003-072-14

Chair Marbach requested Tylor Ross to address his request. Tylor Ross responded he is looking for three splits and he intends to sell all when approved. Zoning Administrator conferred with Assessor Bill Gibert who agreed there are splits left. Zoning Administrator Krempec said it is okay to move forward.

Chair Marbach addressed the Land Division Act 288 of 1967, The road issue for the splits is not clear in state law.

Zoning Administrator Krempec it should be allowed if board agrees. Further a lot across from a lake residence cannot be used for an accessory building. There is a barn on the principal property. The amendment for barns on splits was addressed.

Chair Marbach – for land division you can put conditions on the split.

Sandra Seanor requested a time frame on making the barn a residence.

Chair Marbach requested a time line from Applicant Ross who related it will be completed by spring.

Dawn Bolock the split does not make it non-conforming as the barn is already non-conforming.

Chair Marbach related that Andrew Moore from Williams and Works says we can't hang our hat on the law as it is vague. The Chair has found no lawsuit on the road issue.

Sandra Seanor asked Applicant Ross when will the barn project be completed?

Tylor Ross responded he plans on making barn a residence and has been working on project for a year and is progressing.

Sandra Seanor stated he has twelve months to complete.

Dawn Bolock asked about the driveway to the barn. Tylor Ross responded he has a permit from Cass County Road Commission for the driveway.

Sandra Seanor made a motion to table the application until we study the splits and their validity seconded by Richard Gates.

Discussion: Dawn Bolock said it should be placed on December agenda. Don Delong – investigate barn that is still not in compliance. Sandra Seanor – permit needs reviewed.

Zoning Administrator Krempec – related they should hold this off until we investigate permits.

Chair Marbach – All in favor motion carries.

5. New Business: North American Site Plan Review

Chair Marbach stepped off on this as he prepared documents for North American, recusing himself.

Vice Chair Shane Szalai stepped in.

Tim Bontrager – Vice President, North American Forest Products addressed the commission. They are looking to build a new building. The RV market is going well, and the building will be

utilized to shift production. The property is owned by North American Associates. They will build. North American Forest Products will rent.

Sandra Seanor related 27263 May Street is address to Corporate Office. Parcel ID is incorrect, and the address is incorrect.

Don Delong – addressed a proposal from them years back, is this the same? We had a proposal to build and grow the facilities.

Mr. Bontrager replied this was before a corporate buyout by Patrick Industries and that never happened. However, this is the same thought process.

Sandra Seanor reiterated they correct the parcel identification numbers.

Mr. Bontrager related North American Associates is constructing the building.

Dawn Bolock escrow is required per ordinance. They need to meet with County to extend the road. Contractor, Bo Mitchell addressed sewers will be in right-of-way of new street. They will put in lift station.

Zoning Administrator Krempec related they should hold off until they get corrected information regarding road and sewer.

Acting Chair Szalai asked for a motion.

Sandra Seanor moved to approve subject to Road Commission approval of road extension, approval of sewers, escrow, and corrected property ID numbers, supported by Dawn Bolock.

All in favor motion passes.

6. Old Business: Duo Form – 2nd hearing

Chair Marbach addressed two small buildings as presented at October 2nd meeting. Surveys for additions submitted.

Architect Sean Frederick spoke relating the request for two small additions to existing buildings. Zoning Administrator Krempec they need to correct ID# to 14-090-300-002-00.

Richard Gates inquired if it meets side setbacks. Both additions are in the required side setbacks as indicated on site plan.

Richard Gates made a motion to approve seconded by Don Delong.

Chair Marbach asked for further discussion – none heard.

All in favor motion passes.

6b. Structures noted as blight as well as dangerous nuisances.

Richard Gates addressed IPMC going to Board of Trustees on November 11, 2019 that will address these issues.

Don Delong requested a copy.

Zoning Administrator Krempec will present to Board of Trustees with amendments. They will create an ordinance and it will be published. The adoption process should be completed by late winter.

7. Committee Reports:

Sandra Seanor informed commission they have not met.

8. Public Comments:

Sandra Seanor related the ribbon cutting for the connector pathway was well attended by the public on November 6, 2019.

9. Announcements:

Cookie walk December 5, 2019
Christmas Tree Lighting – November 30, 2019 @ 5:30 PM

10. Adjournment:

Hearing no further comments Chair Marbach adjourned meeting at 8:10 PM.

Respectfully Submitted:

Brigid Forlenza
Recording Secretary