

Ontwa Township Planning Commission

Cass County, MI

May 1, 2019
6:00PM

Ontwa Township Hall
26225 US 12
Edwardsburg, MI 49112

Members Present: Chris Marbach-Chair, Dawn Bolock, Sandra Seanor - Secretary, Mike Mroczek, Bob Thompson, Chris Marbach, Richard Gates, Don DeLong

Members Absent: Shane Szalai — Vice Chair

Minutes recorded by: Brigid Forlenza

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

Pledge of Allegiance

Reading and Approval of past minutes April 3, 2019, motion made by Bob Thompson, seconded by Don DeLong. Chairman Marbach called for discussion. Chairman Marbach related that response from Attorney regarding change in the land division ordinance was not received in a timely manner. Therefore, the amendment to the land division ordinance will be on the Ontwa Township Board of Trustees agenda for their approval May 13, 2019. Chairman Marbach asked for the voice vote — All in favor, motion carried.

Land Division:

- a. Howe — Elkhart Road, Chairman Marbach recused himself as he was surveyor of property. Vice Chair Shane Szalai absent, Secretary Sandra Seanor chaired. Discussion held. Zoning Administrator Leroy Krempec related he walked through the property. The Howe's had a land split not too long ago. The land is zoned AR and there are no ordinance infractions. The survey was completed by a competent firm. He sees no reason not to approve as it is not in violation of splits. Sandra Seanor related it is under the ten allowed.

Motion made by Dawn Bolock to approve the Howe land division, seconded by Don Delong. Acting Chairman Sandra Seanor called for voice vote. All in favor, motion carried.

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New Business — none

Old Business

- b. Home Occupation Review — Zoning Administrator Leroy Krempec related he has three pending.
 - 1. He has sent the form to another party to complete
 - 2. They are not renewing
 - 3. This one is in abeyance as he is waiting for the State Fire Marshall to inspect the property prior to issuance.

Committee Reports:

- c. Ordinance review Committee — Sandra Seanor said they reviewed proposed examples for weeds, blight, litter and junk vehicles, submitted by Dawn Bolock. The committee reviewed construction code regarding fences. Leroy Krempec related they will be reviewing the ordinance for accessory buildings. The committee will be discussing off road race tracks, modular home ordinances and stake survey to be required for compliance.

The committee consists of Dawn Bolock, Jeff Brown, Chris Marbach, Sandra Seanor and Leroy Krempec. They will meet every other week.

Mike Mroczek queried issues with the site condominium ordinance and Planning Commission by laws.

Sandra Seanor advised him to submit his suggestions and recommendations to the committee.

- b. Sandra Seanor updated the commission as to the progress of the Bike and Pedestrian Pathway Project. There will be a grand opening upon completion.

Public Comments: There was an inquiry of a businessman regarding rezoning of property at M62 and May Street from Commercial to Industrial.

Chairman Marbach responded that from a planning standpoint and the Master Plan it is not good to move industrial next to residential. The future land use map was referenced to explain the extension of industrial land to west and south. It was suggested that he look at area contingent to the existing industrial park.

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Chairman Marbach presented board an action alert from the MTA regarding a bill that preempts local Zoning Authority on rentals.

Hearing no further announcement or comments, Chairman Marbach adjourned the meeting at 7:30 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brigid Forlenza", with a stylized flourish at the end.

Brigid Forlenza

Brigid Forlenza

Recording Secretary