

**Ontwa Township Planning Commission
Cass County Michigan**

Wednesday, January 5, 2022
7:00 PM

Members Present: Chris Marbach – Chairman, Sandra Seanor-Secretary, Mike Mroczek, Robert Thompson -Vice Chair, Dawn Bolock, William Mahaney and Shane Szalai.

Members Absent: Don Delong and Richard Gates

Minutes Recorded by: Brigid Forlenza

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

1. **Pledge of Allegiance**
2. **Agenda Approval:** Motion made by Sandra Seanor to approve agenda as amended moving Elections of Officers and Annual Report before Land Division. Seconded by Robert Thompson. All in favor, motion passes.
3. **Reading and approval of past minutes:** Motion made by Dawn Bolock to approve minutes as amended changing date to June 2, 2021, for past minutes and adding a space between approve and minutes. Seconded by Mike Mroczek. All in favor, motion passes.
4. **Election of Officers:** Motion made by Dawn Bolock nominating Chris Marbach – Chairman, Robert Thompson-Vice Chair, and Sandra Seanor-Secretary. Seconded by Shane Szalai. All in favor, motion passes.
5. **Annual Report:** Motion made by Sandra Seanor to approve annual report seconded by Robert Thompson. All in favor, motion passes.
6. **Land Divisions:**
 - a. Dunnuck, Sherman Road, 14-090-008-038-00. Dawn Bolock recused herself as she is on real estate team involved with the sale of the property. Owner Bob Dunnuck was present with Agent Jerry Bolock. Zoning Administrator Leroy Krempec and Assessor Bill Gibert have approved. Mike Mroczek – can't split for ten years? Sandra Seanor replied there are two splits left. Sandra Seanor made motion - move to approve seconded by William Mahaney. All in favor, motion passes.
7. **New Business:**
 - a. **Gary Jones – Key Lock Storage** – Rezoning: Discussion held regarding a parcel owner wants to purchase to expand storage facilities. Chair Marbach related this parcel needs rezoned to C2 from C1, there will be no access off East Shore Drive as the entry will still be from U.S. 12. Will need a survey. Discussion followed. Chair Marbach this appears to have support, which is good.
 - b. **Eddies Market LLC:** Chair Marbach – General discussion held as pre – P.U.D. This is to give them feedback. There is no approval yet and no public hearing yet. Informal discussion held. Owner Brian Schier spoke to Planning Commission. He has children in school here. This property became available, and he has been looking for this opportunity to develop. Chair Marbach queried are you owner and developer? Brian Schier replied – both. It is a three-phase project:

Phase I – Front commercial property on U.S. 12

Phase II – Multifamily units close to U.S. 12

Sandra Seanor – questioned – explain what you mean by multi family. Can you articulate in writing what your plans are- example – affordability and square footage.

Brain Schier – Eight rental units in each building. Each unit to have three bedrooms.

Chair Marbach – have you talked to the Edwardsburg Sports Complex owners?

Brian Schier – I have not spoken to E.S.C. yet. I was looking to know if this development is possible.

Mike Mroczek: What is your time frame?

Brian Schier – The development will take eight years.

Mike Mrocek – What type of businesses on lots 1 to 5 are you looking for?

Brian Schier – Small shops – drive through with specialty items. Convenience not just large chains.

Chair Marbach – Advised developer to be careful how you structure your zoning as C2 allows drive throughs. In C1 zoning, drive throughs are not permitted. If you split zoning keep in mind what you can do. In the subdivision ordinance two entrances are required.

Dawn Bolock – Queried have you looked at age requirements for housing. Will this be 55 and older?

Brian Schier – That has not been designated yet.

Chair Marbach – Will the commercial properties be for sale?

Brian Schier – Yes, the front will be for sale.

Chair Marbach – Explained the documents presented relate to a yield plan regarding density and a site plan that presents how they want it to look. Chair Marbach observed one entrance drive is off property.

Brian Schier – He is aware one entrance is off property, and he is aware he needs two entrances. He might work with E.S.C. regarding second entrance.

Chair Marbach – Have you completed a demographic study? What drives the eight-year window?

Sandra Seanor – If you want to look at a project this size can you fill the units? You need the population to fill the development. What will be cost of rentals?

Brian Schier – Apartments in this area are full and there are waiting lists. The current cost to build is \$250.00 a square foot. There has been a 60% increase in materials, however, that number is coming down. When he reaches for funding, he will have more information.

Chair Marbach – explained the P.U.D. process. Furthered by asking what the motif will be and explained he will need restrictions and covenances for aesthetics and architectural standards.

Brain Schier – It will be modern architecture.

Sandra Seanor – You are at the very beginning of this development. How do we give an approval if you don't have a plan?

Brian Schier – He related he is beginning the process. The process is not the most efficient and he is limiting what he is putting into this until he has an opinion from this board.

Chair Marbach – He is asking would the Planning Commission support C2 in front and C1 in middle and residential in back. Would this Board think this is suitable at this location? It is currently zoned agricultural. US 12 property is zoned commercial. P.U.D. is rezoning for a specific use. P.U.D. locks him into whatever he asks for.

Dawn Bolock thinks this is an exciting plan.

Sandra Seanor related he needs to do his due diligence.

Chair Marbach advised that being next to the sports complex you need to talk to them.

Brian Schier – Plans to work with the sports complex. He is looking for approval to move forward. The project is large and could get bigger. The P.U.D. is the most important part.

Mike Mroczek – What is the cost of this project?

Brian Schier - \$50 million.

Chair Marbach – To board – Thoughts in general do we want this kind of development?

Sandra Seanor – It is an ambitious project and in general the P.U.D. is viable.

Chair Marbach – This represents the best use of the P.U.D. The use will come back with specific detail. The P.U.D. controls the development and this works.

Shane Szalai – The development at May and M 62 has one house and lays vacant. He anticipates opposition. He objects to the use as it is not in Master Plan.

William Mahaney – Brady Road development has 130 homes.

Sandra Seanor – It is the developer's job to sell this. We are not approving, this is the pre plan. P.U.D. gives control over what can be developed.

Mike Mroczek – We are a long way from approving.

William Mahaney – sees issues with the sports complex.

Chair Marbach – There exists one high density area in the Township.

Sandra Seanor – If we can allow the P.U.D. so he can move forward. Still not sure if we have the residents for this.

Robert Thompson – For me tonight if this is to proceed the best way is for the development to be a P.U.D. as it offers flexibility. The target keeps moving and the P.U.D. is the best vehicle for this to happen. That is all we can say tonight.

Shane Szalai – questions density.

Sandra Seanor – The Master Plan will be updated in 2022.

Brian Schier – His experience is there has been a significant amount of change. We are currently in a shelter crisis which is a concern. Affordability is a concern. New homes are limited, and therefore he has gone in this direction.

Chair Marbach – This is a plan that works for progression of development.

Robert Thompson – Often times a group will look at a parcel and not know what to do with it. What's going to land there.

Chair Marbach – The P.U.D. is the only way to go. How you develop the P.U.D. is yet to be determined. The front is good but there remain questions about the back. He appreciates this discussion and suggest developer contact Zoning Administrator Krempec and work with L.R.E. He thinks as a township we need development to happen to keep children moving around. This has potential for a win-win. He advised developer to read the process for P.U.D. step 2 which guides you to the formal presentation. Thanks, and good luck.

8. Old Business: None

9. Committee Reports:

- a. Sandra Seanor – The zoning ordinance review committee asked to look at golf cart ordinance. Dawn Bolock put together a fact sheet. A resolution is being written by Williams and Works to be presented to the Board of Trustees in February for approval.
- b. Zoning Administrator, Leroy Krempec – Home Occupations. Letters for home occupation businesses were mailed January 1, 2022. He has one reply so far and is waiting for responses from seven more.

10. Public Comments – None

- 11. Adjournment:** Hearing no further comments Chair Marbach adjourned the meeting at 8:20 pm.

8:31 PM.

Respectfully submitted:

Brigid Forlenza
Recording Secretary

