

**Ontwa Township Planning Commission  
Cass County Michigan**

Wednesday, March 2, 2022  
7:00 PM

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

**Members Absent:** 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:** Chairman Marbach requested that all those in favor of agenda say “Aye”. All were in favor-motion carried.
3. **Reading and approval of past minutes:** Chairman Marbach indicated that there are two sets of minutes. He discussed postponing approval of minutes until the next meeting. He will seek advice from attorney. A motion was made by Sandra Seanor to postpone the approval of the minutes. Motion seconded by Don Delong. Opposed Mike Mroczek. Motion carried.
4. **Land Divisions: None**
5. **New Business:**
  - a. **Gary Jones –Eddies Key Lock Storage** – Rezoning from C1 to C2.  
Chairman Marbach request a motion to open Public Hearing.

The Zoning Administrator related that he had sent letters to property owners within 300 feet of location. He received one reply which was in favor of the rezoning.

Gary Jones owner Eddie’s Keylock address the board. He is not requesting any additional entrances. The entrance will remain off US 12. He related that his purpose is for expansion of the business.

As there were no other public comments, Chairman Marbach requested a motion to close the public hearing. Sandra Seanor made a motion to close the public hearing, which was then seconded by Don Delong.

All were in favor and the motion carried.

Sandra Seanor then made a motion to approve the rezoning change which was seconded by Dawn Bolock. All were in favor and the motion carried.

Pursuant to Section 22.01(f) of the Zoning Ordinance, the proposed rezoning is referred and recommended to the Township Board for the adoption of an ordinance to rezone the property from C1 to C2 and to the Cass County Planning Commission for review and comment.

**b. Punjab Group Edwardsburg LLC – Rezoning Request C1 to C2.**

Chairman Marbach recused himself from this issue as he has knowledge of, and his name is listed on some of the related documents.

Vice Chairman Bob Thompson opened the Public Hearing and requested that the Zoning Administrator address this request.

Zoning Administrator Krempec related that this was the best application which he has reviewed. He had a question regarding permits for the tanks to be buried underground and was advised that the permitting process will follow this meeting.

The applicant, Muhammed Akran, spoke regarding this project to develop 4 to 5 acres on the property. He related that this project would bring quality food options to the town. He prides himself on building spacious gas stations.

Public Comments:

Harry Stemple queried as to the future plans for the remainder of the property. Applicant responded that the gas station was the only plan at this time.

Jeff Brown related that Dawn Bolock should recuse herself from voting on this issue as her husband sold the property to the applicant.

Hearing no further public comments, Vice Chairman Thompson asked for a motion to close the public comments. Sandra Seanor made a motion to close the hearing, which was seconded by Bill Mahaney. All members were in favor, motion carried.

Discussion followed regarding putting in sidewalks

Vice Chairman, Thompson called for a motion to rezone the property from C1 to C2. Sandra Seanor made the motion which was seconded by Don Delong.

All members were in favor, except for Dawn Bolock, who abstained from voting. Motion carried.

Pursuant to Section 22.01 (f) of the Zoning Ordinance, the proposed rezoning is referred and recommended to the Township Board for adoption of an ordinance to rezone the property from C1 to C2, and to the County Planning Commission for review and comment.

**c. Punjab Site Plan Review:**

Vice Chairman Thompson requested comments from Zoning Administrator Krempec who related that the plan was well organized.

Debra Hughes, the civil engineer for this project, presented the site plan review representing the petitioner. She appreciated that the rezoning was approved as it was necessary to the project. The property has two utility easements that divide it into three zones, which presents significant limitations. They want to develop the northwest zone. The Storage tanks will be on the north end. There will be a store of 5,000 square feet. There will be parking for employees and customers. There will be a total of 12 gas pumps. One access

point to US 12 will exist. There will be recreational fuel and propane available. It is a large space which will offer abundant room for traffic ingress and egress. It will be an inviting space. Limitations do exist with the utility easements. The site plan does show a future development of the northwest quadrant.

A motion was made by Mike Mroczek to approve the site plan as presented which was seconded by Bill Mahaney. All board members were in favor. Motion carried.

At this time Chairman Marbach resumed control of the meeting.

**d. Eagle Ridge Site Condominiums Site Plan Review (Brady Road)**

The applicant provided early-stage planning for this project. Burn Miller was the representative project engineer for Danch Harner and Associates – South Bend, IN.

Zoning Administrator Krempec had no comments at this time.

The site is 64 acres for single family residential homes. The layout is slightly different with two entrances off Brady Road. All the lots meet the minimum size requirements. He has spoken with the Cass County Drain Commissioner and the Cass County Road Commission.

The site will hook up to the Ontwa Township Wastewater System and will have wells to supply water. The cul-de-sacs are within permitted standards per the Cass County Road Commission.

Discussion followed regarding lot sizes, entrances, curbs, greenspace, retention basins, connectivity to the next property (stub streets), sidewalks, streetlights, shade trees, and driveways on lots. Chairman Marbach cited numerous sections of ordinances for the engineer to refer to, and suggested he contact MDOT regarding US 12 project for 2022.

**6. Old Business: None**

**7. Committee Reports:**

- a. Sandra Seanor –Sandra will email an article to everyone by Attorney Cliff Bloom in the Riparian Magazine that is relevant to current issues.

**8. Public Comments –** Ontwa Supervisor Jerry Marchetti announced the Ontwa Township’s Clean Up Day will be held on Saturday, April 30, 2022, from 9:00 A.M. until 3:00 P.M. He further stated that the Cass County will host a hazardous waste collection on April 27<sup>th</sup>, 2022, at the Cass County Road Commission.

**9. Adjournment:** Hearing no further comments Chair Marbach adjourned the meeting at 8:15 pm.

Respectfully submitted:

Brigid Forlenza  
Recording Secretary

