

**PLANNING COMMISSION
TOWNSHIP OF ONTWA – COUNTY OF CASS
MINUTES FOR PLANNING COMMISSION HELD ON WEDNESDAY
AUGUST 2, 2023 @ 7:00 PM**

Members in Attendance: Chris Marbach, Sandra Seanor, Don Delong, Dawn Bolock, Richard Gates, Shane Szalai, Todd Haberlund. Mike Mroczek

Members Absent: William Mahaney

Chairman Marbach called the meeting of the Ontwa Township Planning Commission to order at 7:01 pm

Pledge of Allegiance: All rose for the pledge of allegiance.

Chairman Marbach welcomed everyone, stating that there was a quorum present.

Agenda: Chairman Marbach asked if there were any changes, corrections or additions to the agenda as presented. Hearing none he asked for a motion to approve. Mike Mroczek moved to approve the agenda; Dick Gates seconded the motion. All were in favor, and the motion carried.

Approval of July 5th, 2023, Minutes: Chairman Marbach asked for questions or corrections. Dawn Bolock motioned to approve the Draft Minutes adding a space between the words Lisa “and who”, in the Public Hearing section paragraph 3. Don Delong seconded the motion. Chairman Marbach called for a vote, all were in favor, none opposed. Motion passed.

Land Divisions: There were no Land Divisions.

New Business: There was no New Business.

Old Business: Brian Shier and his Attorney were present to address a request for an extension regarding Eddies Market Rezoning Application (tabled on May 3rd, 2023).

Chairman Marbach asked that they address the Commission on the matter. Attorney Palacios requested that the developer be allowed to extend the deadline set by the Planning Commission at the May meeting, regarding the rezoning request. She noted that the developer will present the information previously requested by the Planning Commission. She said they need the extension in order to present the information during the September meeting. She noted that she thought they could provide the traffic and the housing survey data to the Commission within the next two weeks.

Commission member, Todd Haberlund recommended moving the meeting to the October Planning Commission meeting. Sandra Seanor made a motion to extend the Commission’s deadline to the October meeting, seconded by Todd Haberlund, discussion ensued.

Attorney Palacios noted that the October meeting fell on the annual Michigan Planning Conference, which will cause conflicts for her, and the Ontwa Planner. Seanor amended her motion to approve

the extension and move the meeting to October 11, 2023. Chairman Marbach called for a vote, all were in favor, none opposed. Motion passed.

Committee Reports:

Zoning Ordinance Review Committee Report: The Review Committee will meet in the fall and has proposed a complete update of the Zoning Ordinance after the Master Plan update is completed.

Master Plan Update: Our Planner from Wm's and Works announced an Open House on the Master Plan update October 12, 2023 from 4pm to 7pm. This will be followed up with a community survey.

Presentations to the Commission: Sandra Seanor presented a compilation report on permits and recommended that the Zoning Department have a monthly spot on the Planning Commission agendas. She recommended that the Zoning Department report on the Zoning Certificate/Permit Approvals and Code Enforcements/Status Reports. The reports will be added under Committee Reports. All on the Commission approved. The Commission will expect to have said reports presented starting in September 2023.

Public Comments: Chairman Marbach asked for public comment.

Loretta Schantz, 29353 Pokagon Hwy, Dowagiac remonstrated against the use of farm land for commercial or housing uses, citing several statistics.

Lorena Milliken 70212 Conrad Rd., Niles, MI again noted her opposition to the Eddies' Market project. Chairman Marbach noted she and others could attend the October 11th, 2023 meeting.

Lisa Smith (no address) asked how the public would be informed of the Eddie's Market meeting. Chairman Marbach noted that the meeting is publish on the website, on the sign board outside of the township.

Announcements: A question was asked about the audio-visual equipment. John Hanson described the activity he has participated in and hopes to move forward with an RFP for equipment and services. Don Delong noted that he has experience as a retired AT&T audio visual engineer and is happy to assist in the review of an RFP.

Adjourn Meeting: Chairman Marbach adjourned the meeting.