

**PLANNING COMMISSION
TOWNSHIP OF ONTWA – COUNTY OF CASS**

**MINUTES FOR PLANNING COMMISSION HELD
ON WEDNESDAY
JUNE 7, 2023 @ 7:00 PM**

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

Members Absent:

Chairman Marbach called the meeting of the Ontwa Township Planning Commission to order at 7:00 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. Dawn Bolock moved to approve the agenda as provided, and Don DeLong seconded the motion. All were in favor, and the motion carried.

Minutes: Approval of May 3rd 5, 2023, minutes: Chairman Marbach asked for questions or corrections. Hearing none. Dawn Bolock moved to approve the minutes, seconded by Don Delong. Chairman Marbach called for a vote, all were in favor, none opposed.

Land Divisions: Davis Land Division (14-090-009-003-00) The applicant Mr. Davis spoke for himself and his two sisters. He explained that the land division they are requesting is because they wish to sell the land to his sister's grandson. In reviewing the application, the Chairman noted the comments of the Assessor on the Land Division Routing sheet which reads "ZONING SAYS THEY ARE OK WITH THE WIDTH TO DEPTH RATIO".

Marbach asked the Zoning Administrator about the Assessor's comments. Mr. Krempec said he looked at the application and it looked okay to him. Chairman Marbach explained that the depth to width ratio of 4 to one and must be measured at the road frontage. In this case, with a frontage of only 207' the depth could only be 828' and not the 1582' proposed.

Mr. Krempec the Zoning Administrator stated that this was a "flag lot". The Chair noted that nothing in the Land Division Act supported allowing a "flag lot". The Chairman Marbach said he had been with the Planning Commission since 1997 and had never heard of a "flag lot" or approved one in his years on the Commission. Vice Chair, Dawn Bolock supported him saying that she had been with the Planning Commission since 2011 and did not recall the term. John Hanson, was asked to look up the Land Division Act which he did stating that it was located on page 66, Section 1.7 Standards for Approval of Land Divisions. Chairman Marbach reviewed the passages and read the requirements aloud to the group.

Todd Haberlund noted that the width of the lot would have to be 395.7' to meet the standard

required for the 1582' depth. Further discussion ensued. The Chairman noted that there were several alternatives that the Davis's could work through with their surveyor to meet the state Land Division Act standard.

Sandra Seanor made a motion to table the application until it could be corrected. Dick Gates seconded the motion. Additional discussion continued with the Chair then calling for action on the motion. All were in favor, none opposed.

New Business: There was no New Business.

Old Business: There was no Old Business.

Committee Reports:

Zoning Ordinance Review Committee Report: Chairman Marbach noted that changes to the Site Condominium and Subdivision Ordinances, which have been previously discussed would be reviewed at the Board of Trustees at the June 12th, 2023 meeting. He noted that these two Ordinances are stand alone and will only come before the Board of Trustees. He continued, saying that an update to the General Provisions and the Zoning Ordinance would be reviewed during a public hearing at the Planning Commission July 5th, 2023. Sandra Seanor provided the Commission members with copies of the Ordinances. She noted that all three ordinances are more clarifications than changes.

Master Plan Update: Seanor noted that she had provided the Wm and Works timeline for the update of the Master Plan last month. She suggested that the people in attendance, the Planning Commission and Board of Trustees should provide input regarding how best to engage the public. Chairman Marbach reiterated that could be in the form of open house, digital surveys, public hearing or another format. He noted that the Master Plan update was a joint endeavor with the Village and Township and further encouraged the audience to participate.

Public Comments: Rebecca Harness asked about the Garver Lake Rd. Sandra Seanor said that she would contact the Road Commission's Engineer and have him arrange for a meeting with her and the Township.

A gentleman asked about the dates in the 4H ordinance update for the July 5th, public hearing. Chairman Marbach explained that the dates can be updated at that time.

Announcements: There were no announcements.

Adjourn Meeting: Chairman Marbach adjourned the meeting.