

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

**MINUTES FOR PLANNING COMMISSION HELD ON
WEDNESDAY
November 2, 2022 @ 7:00 PM**

Members in Attendance: Chris Marbach, Sandra Seanor, Don Delong, Mike Mroczek, Dawn Bolock, Richard Gates

Members Absent: Shane Szalai, William Mahaney

The Planning Commission meeting was called to order by Chairman Marbach at 7:04pm.

Pledge of Allegiance: Chairman Marbach led the Pledge of Allegiance

Agenda approval: Chairman Marbach welcomed the members and audience. Dawn Bolock requested an addition to the agenda under item 6 b. Master Plan – Village. Chairman Marbach then asked for a motion to approve the agenda as amended. A motion was made by Mike Mroczek seconded by Don DeLong. Motion carried with all in favor. None opposed.

Approval of Past Minutes: Chairman Marbach called for approval of the minutes from the Planning Commission meeting of 10/ 05/2022. Motion made by Mike Mroczek to approve the seconded by Dawn Bolock. Motion carried with all in favor. None opposed.

Land Division/New Business: The Eddie’s Market representative was not present. A discussion began and questions regarding whether the Assessor had signed off on the split or if staff had verified the number of splits available, and whether or not the paid tax receipts had been provided, further noting that non had been received according the the Zoning Administrator. It was noted that the applicant would be there to address the questions in 5-10 minutes.

Chairman Marbach asked to move to the Land Division requested by Eagle Ridge.

Land Division - Eagle Ridge: The Land Division has been adjusted so that the division no longer crosses a section line, which is not allowed by the County. The Land Division lines were moved to isolate the requested divisions south of the east-west section line per the County requirements. A motion was made by Mike Mroczek to approve the Land Division, seconded by Richard Gates. Motion carried with no opposed.

Committee Reports: The applicant for the Eddies Market Land Division was still not available so Chairman Marbach asked for a Zoning Review Committee Report. Sandra Seanor addressed the group noting that the 3 packets had been distributed to the Planning Commission. She noted that they should be marked Draft Not for Publication as they are not finalized. The Solar Ordinance has been completed after extensive review and input from several sources with the help of our Planner. Please send your questions to the Zoning Review Committee well in advance of our public meeting in December. Additionally, several changes to the Zoning Ordinance are listed in the second document for your review. This will also be submitted for public hearing at the December meeting.

Lastly, there is a two-page synopsis of comments regarding the need for clarifications to the Master Plan, Site Condo, Subdivision and PUD ordinances. These comments are a compilation of comments made previously from PC members and others. They are not in final form and are being researched by our Planner. We anticipate these recommendations to be reviewed during the first of 2023.

Land Division/New Business: The Eddie's Market representative came into the meeting. Noted that he is increasing the commercial area based on this land division request. Some discussion occurred regarding that they are limited to only one US12 driveway access. Mr. Shier was not clear regarding the easement for the gravel road, when Chairman Marbach asked about easement usage.

Dawn Bolock made a motion to approve the land division request subject to the applicant providing the required paid property tax receipts, sign off from the Assessor, and verification that the land splits are available for this parcel, seconded by Don Delong. Motion carried with all in favor. None opposed.

Special Land Use: Chairman noted that this was posted as a public hearing but that no site plan had been requested or provided, which is required. That said, he noted that the Planning Commission could not grant a Special Land Use without a completed application and site plan. He noted that the PC could take comments from the public and petitioner but that the site plan had to be complete and could be reviewed and acted upon in the December meeting.

The applicant Dr. Christopher Payton DVM provided information about the Veterinary Clinic he is proposing on the land on M62. He described his services and noted his many service in the veterinary business. Seven constituents spoke in favor of the Dr. Payton's practice, ethics and competencies. They included Jim Parrish, Realtor with Coldwell Banker, Christine Colbert – 2665 Main St., Edwardsburg, Ryan Markel – 67013 Dailey Rd, Edwardsburg, John Anderstrom 79915 Driftwood Dr., Lori Mroczek, Park Shore, Edwardsburg, Dave Martin Niles, MI, Ryan Loving 2225 Portage Rd, Nile MI.

Applicant re addressed the Commission and summed up his presentation. Chairman Marbach again reiterated to the Zoning Administrator that the this would have to be re-noticed in the paper for the December meeting. Some discussion occurred and a motion to table the application until the following meeting was made by Secretary Seanor, seconded by Mike Mroczek All were in favor, no opposed. Motion past.

Old Business: Sec. Seanor provided the update regarding the Master Plan with Andy Moore and Wm and Works leading the effort. In addition, there will be a 4-pronged Public Information Open House Monday, November 14, 2022 from 4 pm to 6 pm. The Open House will offer information and answer questions regarding updates for the Elkhart Road Trail Project, The Master Plan Update, The Claire St/Section St connector path and traffic signal crossing at Section St., and an Update of activities from the Edwardsburg Sports Complex. Handouts are available to all. Refreshments will be available.

Dawn Bolock spoke regarding Edwardsburg Village's interest in being included as part of the Ontwa Township Master Plan Update. She asked for the Planning Commission's vote support for the Village joining in with the Township Master Plan effort. Dawn also noted that Dennis Peak had let her know that the Village wanted to go together with the Township. Dawn made the motion to include the Village of Edwardsburg (at Edwardsburg's expense) in the Township Master Plan Update, seconded by Richard Gates.

Chris Marbach asked if there was any public comment. Hearing none He adjourned the meeting.