

**Ontwa Township Planning Commission
Cass County Michigan**

Wednesday, March 4, 2020
7:00 PM

Ontwa Township Hall
26225 US 12
Edwardsburg, MI 49112

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

Member Absent: Richard Gates, Dawn Bolock, William Mahaney

Minutes Recorded By: Brigid Forlenza

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

1. **Pledge of Allegiance**
2. **Agenda Approval:**
3. **Reading and approval of past minutes:** December 4, 2019; Motion made by Mike Mroczek, seconded by Don Delong to approve minutes as presented. All in favor motion passes.
4. **Land Divisions: None**
5. **New Business:**
 - a. **Election of Officers 2020/2021:** Motion made by Sandra Seanor seconded by Don Delong to elect officers, Chris Marbach – Chairman, Shane Szalai – Vice Chairman and Sandra Seanor – Secretary. All in favor motion passes.
 - b. **Duo Form Site Plan Review:** 69836 Krause Road. Zoning Administrator, Leroy Krempec, sent plans to board members and has no objections to project. Representative Dan Lewis – A.R. Engineering addressed board regarding project. The existing detached building is being replaced and stormwater pond increased.
Discussion held: Chair Marbach questioned drainage which was not shown on plan and they need to see it. Dan Lewis, A.R. Engineering replied drainage to west side and grass near road. Drainage calculated for one-hundred-year storm. They will provide this documentation. Motion made by Don Delong seconded by Robert Thompson to approve plan on condition that the Engineer provide stormwater certified drainage calculations. All in favor motion passes.
 - c. **Scapino Steel Erectors Site Plan Review:** 69735 Brizandine Street. Zoning Administrator, Leroy Krempec, provided members with plans. He reviewed project and has no objections. Mr. Scapino spoke relating drainage will be to south; there is a shared gravel drive and they will be connecting to sewer. Drainage will be to southeast and will slope to rear. Chair Marbach noted no elevations to retention basin listed. The plan meets setbacks.

Mr. Scapino related it is 2.9-acre odd lot on corner of Max St and Brizandine. The retention will help with flooding that exists.

Motion made by Robert Thompson seconded by Sandra Seanor to approve site plan. All in favor motion passes.

- d. **Home Occupations:** Zoning Administrator, Leroy Krempec, related that the weapons permit on US 12 will not renew as owner passed.

Krupp Mechanic Business has not returned his request. Zoning Administrator Krempec will go to site and check it out.

There is a new start up on Redfield and a dog groomer on Beach Drive.

Mike Mroczek inquired about the Szalai Countertop business that had not paid last year.

Zoning Administrator Krempec related he was informed by Treasurer Christensen that after last year meeting they had paid the fee.

Zoning Administrator to provide list at next meeting.

- e. **The 2019 Annual Report:** Ontwa Township Planning Commission, Edwardsburg Michigan Reviewed. Motion made by Sandra Seanor seconded by Robert Thompson to approve annual report. All in favor motion passes.

6. **Old Business:**

- a. Structures that are noted as blight as well as nuisances; The new ordinance adopting the IPMC – International Property Maintenance Code was approved, posted and published. It will be effective April 1, 2020.

7. **Committee Reports:**

- a. Zoning Ordinance review committee has met and Chair Marbach discussed with commission a need for a change to the zoning map for a section on Christiana Lake from R1A classification to R1. The lots and a PUD will then be conforming for 100-foot lots that exist. The Planning Commission will initiate this, and the committee is currently reviewing. Zoning Administrator Krempec addressed a forth coming development on the corner of US 12 and Brady Road.

b. **Sandra Seanor Ad Hoc Reviewing:**

- Living Quarters above garages
- Christiana Rezoning
- 35% impervious surface implementation
- Outside storage of boats on residential property
- Building Plan Compliance regarding occupancy permit

The committee is grappling with many issues. Robert Thompson related the County Planning Commission received Milton Township resolution to unattached – mother-in-law house. He related it is well done and available.

8. **Public Comments:** None

9. **Announcements:**

10. **Adjournment:** Hearing no further comments Chair Marbach adjourned meeting at 7:55 PM.

Respectfully Submitted:

Brigid Forlenza
Recording Secretary

