

**ZONING BOARD OF APPEALS**  
**Ontwa Township, Cass County, Michigan**

**\*DRAFT MINUTES\***

Tuesday, November 29, 2022,  
6:30 PM (EST)

Ontwa Township Hall  
26225 US12, Edwardsburg

**Members Present:** Jeff Brown – Chair, James Forlenza, Sandra Seanor, Steven Foster, and Todd Haberland

**Member Absent:** Joe Tredway and Judy Kukla

**Other Present:** Zoning Administrator, Leroy Krempec, applicant Christopher May, and applicant T.J. Sult.

The meeting was called to order by Chairman Brown, followed by the Pledge of Allegiance.

**2. Approval of July 10, 2019, Minutes:**

A motion was made by Sandra Seanor and seconded by Todd Haberland to approve the minutes. All in favor motion passes.

**3. New Business:**

**a. Election of Officers: 2023**

Motion was made by Sandra Seanor and seconded by James Forlenza to elect Jeff Brown – Chairman. Motion made by Jeff Brown seconded by Todd Haberland elect Sandra Seanor – Vice Chairman. All in favor motion passes.

Motion made by Jeff Brown seconded by James Forlenza to elect Brigid Forlenza – Recording Secretary. All in favor – motion passes.

**b. Zoning Board meeting dates for 2023**

Chairman Brown requested to set Zoning Board Meetings to be held on the 4th Tuesday of the month @ 6:30 PM.

**c. Zoning Variance – Property number 14-090-130-007-00 and 14-090-130-008-00**

**Applicant: Christopher May**

**Owner of Record: Patricia Makielski**

**24222 High Street**

Chair Jeff Brown read facts from Zoning Administrator, Leroy Krempec. Applicant requesting six (6) foot set back on west side of property line. The present structure encroaches on the property to the west.

Chair Brown Read/Reviewed

Zoning ordinance 21.07 and 21.08 i.e., zoning variances

Public Hearing opened: Applicant May addressed Zoning Board of Appeals. Provided document of support from eight neighboring property owners. Requested a six-foot setback on west side of lot opposed to required ten feet to facilitate building a new home. Mr. May requested Sandra Seanor recuse herself from participating in this segment of meeting due to a conflict regarding her position on the Cass County Road Commission. The variance on west side of lot abuts a Cass County Road Commission road end. Ms. Seanor stepped away.

Chair Brown asked for public comments in favor. Gary Jones 24231 High Street, and Andrew Borem 24226 North Shore Drive spoke in favor of variance.

Chair Brown asked for comments in opposition – none received.

Chair Brown requested questions from board of applicant.

Todd Haberland queried if any of the neighbors were opposed – no.

James Forlenza asked the applicant if he will live there full time. Applicant May replied he will live there full time.

James Forlenza asked the applicant if he will ever use the property as a rental – reply from applicant was no.

Todd Haberland queried why does he need the variance. Applicant replied – relief to make up for space.

Motion made by Steve Foster and seconded by Todd Haberland to close public hearing.

Discussion of Board members: Todd Haberland appreciates due diligence and sees no negative impacts.

Steve Foster appreciates the fact that it will result in gaining footage for fire lane for fire department.

Jeff Brown commented that this will help contain water runoff and protect erosion. Further it will improve the view for neighbor Jones.

Motion made by Steve Foster, seconded by James Forlenza to approve application for variance. Roll call vote held: All in favor, motion passes.

**d. Zoning Variance – 14-090-160-009-00**

**Applicant – T.J. Sult**

**Owner of Record: Scott Sult**

**23832 South Shore Drive**

Chair Brown recused self as he sold property to owner. Vice Chair Sandra Seanor chaired the public hearing.

Opened Public Hearing: Applicant Sult addressed Zoning Board of Appeals. The plat is different than survey. He hired an architect and engineer as due diligence for plans. The lot is non-conforming. Need variance to build home designed.

Public hearing open to comments from public in support.

Rich Swift 23972 South Shore Drive, Steve Ginn 23862 South Shore Drive, Mark Stevens 23848 Brady Street, all spoke in support of variance and project.

No opposing letters received. Vice Chair Seanor asked for comments in opposition – none received.

Public Hearing Closed.

Vice Chair Seanor requested questions from board of applicant.

Vice Chair Sandra Seanor asked about variance needed on east and west sides of property as the document is hard to decipher.

Applicant requesting setback 5'4" to 7'11" due to unusual lot dimensions.

Zoning Administrator Krempec explained the lot is a zig zag shape.

Vice Chair Seanor queried to ensure house will be 35 feet from lake and that the impervious surface requirement has been met.

Zoning Administrator Krempec replied the requirements have been met. The applicant needs the variance to continue with the project.

Todd Haberland queried that the new construction will not block the neighbor's view. Zoning Administrator Krempec replied the applicant has been provided with the formula for this requirement.

Motion made by Todd Haberland and seconded by James Forlenza to approve the application for variance. Roll call vote: All in favor, motion passes.

**4. Old Business: None**

**5. Public Comments: None**

**6. Announcements:** Vice Chair Seanor spoke about updating the Master Plan which will include the Village of Edwardsburg. They are in phase 1 of the update.

**Adjournment:**

Chair Brown requested motion to adjourn meeting. Todd Haberland made a motion to adjourn seconded by Sandra Seanor. All in favor. Meeting adjourned at 7:20 PM.

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Brigid Forlenza  
Recording Secretary