

# Ontwa Township Board of Trustees Meeting Minutes

July 8, 2024

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**Call to Order:** The regular monthly meeting of the Ontwa Township Board was called to order by Supervisor Jerry Marchetti at 7:00pm on July 8, 2024.

**Pledge of Allegiance:**

**Roll Call:** Supervisor Marchetti, Clerk VanBelle, Treasurer Leist, Trustees Stutsman, Christensen, Kozinski and Bolock were present.

**Approval of Agenda:** Trustee Christensen made a motion to amend the agenda by adding a cemetery fence quote as item #4 under new business and adding two check numbers to the Consent Agenda. Trustee Stutsman made a motion to approve the amended agenda, second by Trustee Kozinski. All in favor, motion passed.

**Public Comment:** Jerry Duck of 69445 Christiann Creek Drive, Lisa Smith of 69483 Conrad Road, Rose Kelsheimer of 67225 Oil City Road, Scott McCall of 19937 Leonard Court, Lorena Milliken of 70212 Conrad Road, Betsy Carls of 29368 US 12, Mary Howie of 23768 Davis Lake Road, Bridgid Forlenza of 68902 S. Shore all spoke against the conditional rezoning of Eddies Market Park. Vickie Lints of 23599 S. Shore Drive spoke against the conditional rezoning and issues with an ordinance governing dock placement. Nick Yoder of 69662 Knottingham Lane spoke for the conditional rezoning.

**Approval of Consent Agenda:** Trustee Christensen made a motion to approve the Consent Agenda, second by Trustee Bolock. Motion passed on a roll call vote, 7 ayes, 0 nays.

**Commissioner's Report:** Commissioners Barrera and Marchetti: At the last meeting, the county foreclosure report was given, and no parcels were purchased. There will be an open house for review of the Master Plan on July 24 at the Cass County Road Commission, 340 N. O'Keef Street, from 6-8pm. The Public is encouraged to attend. The Cass County Fair will be from July 27<sup>th</sup> through August 3<sup>rd</sup>. Early voting begins at the Road Commission Saturday July 27<sup>th</sup> and will be every day through Sunday August 4<sup>th</sup> from 8am-4pm.

**Committee Board Reports:** There are no Board reports this month.

**Old Business:**

**Elkhart Road Project:** Waiting on word from the DNR. In September may hear if the grant needs to be amended.

**New Business:**

**Wastewater Selge – Manhole casting adjustments High St. & Lawndale:** Trustee Stutsman made a motion to approve the quote from Selge Construction for six manhole adjustments at a cost not to exceed \$12,000. Second by Trustee Kozinski. Motion approved on a roll call vote, 7 ayes, 0 nays.

**Wastewater-Detroit Pump-submersible sewage pump C3:** Trustee Stutsman made a motion to approve the purchase of the two pumps at a cost not to exceed \$13,200. Second by Trustee Kozinski. Motion approved on a roll call vote, 7 ayes, 0 nays.

**Eddies Market Rezoning:** Trustee Bolock recused herself at 7:45pm because of her position on the Planning Commission. A request for C2 rezoning went to the County Planning Commission and was approved at the last meeting, as a 10-year plan with substantial construction to begin within that 10-year window. The rezoning request is now before the board for final approval. Attorney for the Township, Catherine Kauffman, noted the County's approval was only a recommendation to be considered by the Board. Supervisor Marchetti expressed concern with what defines substantial construction, and why 10 years. He also pointed out the current unkempt condition of the property. Catherine said per the 10-year plan if no substantial construction, meaning an actual structure, is started on any of the three parcels that parcel would revert to the original zoning. The parcels are independent of each other. Emily Palacios, attorney for Mr. Shier, said it typically takes 3 years to get to an actual construction phase. It was agreed

that there would not be any gas stations, or any type of auto sales in his plan. Per MDOT there will be one entrance.

Trustee Stutsman made a motion to deny C2 zoning, second by Treasurer Leist. Trustee Kozinski stated he wants to be consistent with the Master Plan and that the 3<sup>rd</sup> parcel needs to remain Ag. Trustee Christensen agreed. Clerk VanBelle questioned if the wastewater infrastructure could accommodate the additional flow that potentially could be generated. Brigid Florenza, Wastewater Administrator, said that remains unknown because it is not known what businesses are in his plan. Trustee Stutsman called for a vote. A roll call vote followed, 7 ayes (to deny), 0 nays. Motion passed to deny rezoning.

**Custom Fence Quote:** Trustee Christensen made a motion to approve the quote from Custom Fence not to exceed \$3,000, second by Trustee Kozinski. The money will be from the Cemetery account. The trash area will be expanded and enclosed with fencing and a gate. Motion passed on a roll call vote 6 ayes, 0 nays, Trustee Bolock was absent.

**Announcements:** The next regular Township Board meeting will be August 12th, Ambulance Board July 10th, Police Board July 11th, Wastewater Board July 24<sup>th</sup>, Planning Commission August 7<sup>th</sup>.

**Adjourn:** Trustee Stutsman made a motion to adjourn, second by Trustee Kozinski. Meeting adjourned at 8:12pm.

Respectfully submitted:

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Tina VanBelle, Ontwa Township Clerk

Date Approved: \_\_\_\_\_

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Linda Weaver, Recording Secretary