

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

Tuesday, March 26, 2024,  
6:30 PM (EST)

Ontwa Township Hall  
26225 US12, Edwardsburg

**Members Present:** Todd Haberland- Acting Chair, James Forlenza, Bruce Cassady, and Robert Thompson

**Member Absent:** Steven Foster and Judy Kukla

**Other Present:** Dawn Bolock –Zoning Administrator, Brigid Forlenza – Recording Secretary

The meeting was called to order by Acting Chair Haberland, followed by the Pledge of Allegiance.

**Agenda Approval:**

Motion made by James Forlenza seconded by Bruce Cassady to approve agenda as presented. All in favor motion carried.

**Approval of Minutes:**

Motion made by James Forlenza seconded by Todd Haberland to approve minutes as presented. All in favor motion carried.

**New Business:**

**Zoning Variance – Property number 14-090-195-042-00**

**Applicant & Owner of Record: Scott Bradley**

**Address of property: 68930 Christiana Lake Road, Edwardsburg**

Acting Chair Todd Haberland opened meeting – related the board needs to review request regarding Section 21.08 of zoning ordinance.

**Public Meeting Opened:**

**Participants in favor of variances:** Owner Scott Bradley – they are building a modern farmhouse. The garage limit is 835 square feet. He has a hobby of restoring cars and needs space for the extra car and a lift. He is requesting a 32’ x 48’ garage equal to 1,536 square feet. Neighbors not present were okay with it.

Bruce Cassady asked about driveway size and if the access is from Sunset.

Todd Haberland related that the request exceeds the allowed square footage of 835 square feet.

**Comments from public against variance:**

Larry Bowman – 22040 Twilight spoke against variance. He owns a lot north of site and has concerns about the value of his lot if approved. He does not want to look at it.

Bruce Cassady asked about setbacks. Twenty feet from neighbor’s lot, ten feet is required.

Michelle McGivern – 68805 Sunset spoke against variance. She related their home will face the pole barn. They will be looking at the back of it. Further she related a neighbor applied for a pole barn years back and was denied.

Acting Chair Todd Haberland asked if anyone else was present that wanted to speak against the variance. None heard.

Zoning Administrator Dawn Bolock spoke to the board. She related there were fifteen letters mailed to owners within three hundred feet of property. There were no responses received from recipients.

Acting Chair Todd Haberland closed the public hearing.

Bruce Cassady asked the applicant if there was any way he could lessen the impact on neighbors.

Scott Bradley related he left one hundred feet of woods on Christiana Lake Road.

James Forlenza – Spoke to board and related this was a self-created request for the variance.

Robert Thompson asked if any other pole barns existed in this area.

Response – A large building/barn in Millianigan.

Robert Thompson – he is allowed 24' x 32' and is requesting 48' x 32' in an area zoned residential. This is doubling size permitted. This is a residential area and adjoining property owners will look to the back of this building that tends to obstruct their view.

Chair Haberland entertains a motion.

Robert Thompson made a motion to deny the request as this is self-inflicted and self-created. James Forlenza seconded the motion. Acting Chair Todd Haberland asked for any further comments. None heard. Roll call vote – All in favor of motion. Variance request is denied.

Robert Thompson commended the public participants for their participation.

**Announcements:** None

Motion made by Bruce Cassady seconded by James Forlenza to adjourn meeting. All in favor. Meeting adjourned.

Respectfully submitted,

Brigid Forlenza  
Recording Secretary