

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

**\*DRAFT MINUTES\***

Tuesday, November 28, 2023,  
6:30 PM (EST)  
Edwardsburg

Ontwa Township Hall  
26225 US12,

**Members Present:** Jeff Brown – Chair, James Forlenza, Judy Kukla, Mike Vogel, Steven Foster, and Todd Haberland

**Member Absent:** None

**Other Present:** Dawn Bolock – assigned duties of zoning administrator.

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

**Agenda Approval**

Motion made by Mike Vogel seconded by Todd Haberland to approve agenda. All in favor, motion passes.

**Approval of November 7, 2023, minutes.**

Motion made to approve minutes by Judy Kukla and seconded by James Forlenza as amended adding Petitioner Comments: Dennis Gaul.

**New Business: None**

**Old Business:**

**Variance request from Kopf, 68193 Christiana Drive, Edwardsburg MI  
Property Number: 14-090-220-021-01 tabled October 24, 2023.**

Chair Brown related the survey was provided and letter has been submitted. The letter needs to be recorded at Cass County. Chair Jeff Brown this is a remodel not a variance. Rebuild versus remodel needs defined. Need a motion citing 21.08(3)

Motion made by Todd Haberland to approve variance request citing 21.08(3) with condition that the Charles Rowe document is recorded at the county. Seconded by Mike Vogel. All in favor motion carries.

**Public Comments:**

Chair Brown wants to go on record that Section 21.07 and 21.08 need reviewed. This is a square box and there is a need to grant relief/leeway in variances in unique situations.

Motion made by James Forlenza seconded by Steve Foster to adjourn meeting. All in favor motion passes.

Respectfully submitted,

Brigid Forlenza