

## **PLANNING COMMISSION DRAFT MINUTES**

**WEDNESDAY June 5<sup>th</sup>, 2024 @ 7:50 PM**

**Members in Attendance:** Chris Marbach, Sandra Seanor, Meryl Christensen, Don DeLong, Todd Haberland, Mike Mroczek, Shane Szalai, Richard Gates and William Mahaney.

**Members Absent:** None

Chairman Marbach called the meeting of the Ontwa Township Planning Commission to order at 7:50pm

**Pledge of Allegiance:** All rose for the pledge of allegiance.

Chairman Marbach welcomed everyone, stating that there was a quorum present.

**Agenda:** Chairman Marbach asked if there were any changes, corrections or additions to the agenda as presented. Motion to approve agenda by Don DeLong, second by Todd Haberland. All in favor, motion carried.

**Approval of April 3, 2024, Minutes:** Chairman Marbach asked for questions or corrections. Sandra Seanor made motion to approve minutes, Second by Meryl Christensen. All in favor. Motion carried.

**Land Divisions:** No land divisions.

### **New Business:**

- a. Trinity Church of Edwardsburg** – Chairman Marbach asked for additional comments. After further discussion, Sandra Seanor said, based on my review of the Williams & Works Planner’s written review and my review of section 14.03 (a through c) in the Ontwa Township Zoning Ordinance, I make a motion to approve the applicants special land use request contingent upon the Planning Commission’s approval of a final site plan, second by Don DeLong. On a roll call vote, the motion was approved. 9 ayes, Shane Szalai, Sandra Seanor, Richard Gates, Todd Haberland, Bill Mahaney, Don DeLong, Mike Mroczek, Meryl Christensen and Chris Marbach. 0 nays
  
- b. Eddie’s Market Rezoning** – Chairman Marbach asked for additional comments. After much discussion, Todd Haberland made a motion to table and review, second by Mike Mroczek. Before a call for the vote, a withdrawal of the motion and a new motion replaced motion. Discussion about the unlimited time frame being the most prevalent, Ms. Palacios had a discussion with her client Mr. Shier and came back with a 10-year time frame to complete. A motion was made by Richard Gates to recommend approving C-2 rezone based on section 22.04 from Williams & Works and the revised provisions from attorney Ms. Emily Palacios from Miller Johnson. Second by Bill Mahaney. On a roll call vote, the motion was approved. 5 ayes, Chris Marbach, Richard Gates, Todd Haberland, Bill Mahaney, Mike Mroczek. 4 nays, Shane Szalai, Sandra Seanor, Don DeLong, Meryl Christensen.

**Old Business:** No Old Business

**Committee Reports:** Sandra Seanor stated the Zoning Ordinance Review Committee will be meeting to go over consistency in terminology of Ordinances around June 25<sup>th</sup>.

**Building Report** – Building Permit Reports were passed for April and May of 2024.

**Master Plan Update:** A Master Plan Update will be given in July.

**Public Comment:** Jason Gast addressed the board about roosters being prohibited and asked about a change in the ordinance to allow him to have a rooster. Kevin Bailey addressed the board about a zoning variance that was denied and asked about a special use permit. Cheryl White addressed the board about a property variance, talked to the board about a letter she received from the township. Jeff VanBelle talked about the County Stormwater standards, talked about rezoning and the fact that there needs to be a buffer towards back of the project.

**Announcements:** None

**Adjourn Meeting:** Chairman Marbach made a motion to adjourn the meeting, second by Todd Haberland, meeting adjourned at 9:30pm.

Respectfully submitted:

Tina VanBelle,  
Recording Secretary