

PLANNING COMMISSION  
TOWNSHIP OF ONTWA-COUNTY OF CASS  
P.O. BOX 209  
EDWARDSBURG, MI 49112  
MARCH 3, 2010

PRESENT: Chris Marbach, Jim Robinson, Shane Szalai, Richard Broadbent, Joe Tredway and Marilyn Cobb.

ABSENT: Richard Bruno, Clint Draeger and Norm Krupp.

OTHERS: Phil Steele, Tony Leininger, Visser Veterinary, LLC, and David Taylor representing Carolyn & Jeffery Demetz.

The Chairman opened the meeting with the Pledge of Allegiance. On motion by Jim, supported by Richard that minutes be approved as corrected. All in favor. Motion carried.

BUILDING OFFICIALS REPORT: None.

ZONING OFFICIALS REPORT: None.

LAND SPLITS: Jim Robinson chaired this portion of the meeting since Chris Marbach has an interest. The Land Split request by Carolyn and Jeffery Demetz, tax no. 14-090-020-016-00 was approved on 2-23-2010 by the Zoning Board of Appeals. Zoning Official signed off. On motion by Shane that Land Split be approved. Supported by Richard Broadbent. All in favor. Motion carried.

NEW BUSINESS: Visser Veterinary, LLC is applying for a Special Land Use to operate a veterinary office at 69905 M-62 (NE corner of M-62 and May St.) Edwardsburg, MI 49112. Applicant is also requesting a Final Site Plan Review of the proposed use and approval to add onto existing building. A notice of Public Hearing was published in the Edwardsburg Argus on February 11, 2010. A new sign will be installed where the present sign stands. There will be no outdoor runs. On motion by Joe, supported by Jim that public hearing be closed. After Board discussion a motion by Jim to allow a Special Land Use plan for a Veterinary Clinic, supported by Shane. Motion was amended to include a letter of compliance as stated in section 14.3 of the Ordinance Manual. All in favor. Motion carried.

Chris presented an Annual Report for 2009 of the Planning Commission. This will be presented to the Township Board after corrections on motion by Shane, supported by Joe. All in favor. Motion carried.

OLD BUSINESS: Master Plan documents discussion and plan future meetings. A memorandum was received from Williams and Works and will be discussed on April 7, 2010 at 6:00 PM. There will be no public input between 6:00 PM and 7:00 PM.

There being no further business to come before the Board, Chairman adjourned the meeting.

Respectfully submitted,

Marilyn H. Cobb,  
Secretary

CC: Planning Commission Board members, Phil Steele, Dan Kulwicki and Ontwa Twp. Clerk.

PLANNING COMMISSION TOWNSHIP OF  
ONTWA-COUNTY OF CASS P.O. BOX 209  
EDWARDSBURG, MI 49112  
MAY 5, 2010

PRESENT: Chris Marbach, Jim Robinson, Norm Krupp, Joe Tredway, Richard Bruno, Shane Szalai, Bill Mahaney, Clint Draeger, Richard Broadbent and Marilyn Cobb.

ABSENT: Phil Steele and Dan Kulwicki.  
OTHERS: Audience of interested citizens.

The Chairman opened the meeting with the Pledge of Allegiance. New member Bill Mahaney, was introduced to the Board. Minutes of the April 7, 2010 workshop session were approved as amended on motion by Jim, supported by Clint. All in favor. Motion carried. Minutes of the April 7, 2010 regular meeting were approved as amended on motion by Norm, supported by Richard Bruno. All in favor. Motion carried.

BUILDING OFFICIALS REPORT: None.  
ZONING ADMINISTRATORS REPORT: None.

LAND SPLITS: Terry DeSchepper, Tax roll parcel number 14-090-022-003-01. A three acre split from 141 acres along Elkhart Road. The Assessor and Zoning Administrator have signed off and will approve as soon as the legal description is received. On motion by Norm that land split be approved pending receipt of the legal description. Seconded by Jim. All in favor. Motion carried.

NEW BUSINESS: None.

OLD BUSINESS: Roseanne Marchetti presented the Board with information on Natural Resources, especially Lakes and Streams. This information would be beneficial for revised Master Plan under consideration. The Board also felt there should be some input from the Historical Society. Chris will talk with Barb Dempsey.

The Chairman announced other workshops in the area, if anyone is interested in attending. Also, let people know about the Master Plan meeting on May 13th @ 6:00PM.

There being no further business to come before the Board, meeting was adjourned by the Chairman.

Respectfully submitted,

Marilyn H. Cobb, Secretary

**PLANNING COMMISSION  
TOWNSHIP OF ONTWA-COUNTY OF CASS  
P.O. BOX 209 EDWARDSBURG, MI 49112  
JUNE 2, 2010**

**PRESENT:** Chris Marbach, Jim Robinson, Norm Krupp, Joe Tredway, Richard Bruno, Shane Szalai, Bill Mahaney, Clint Draeger, Richard Broadbent and Marilyn Cobb.

**ABSENT:** Phil Steele and Dan Kulwicki.

**OTHERS:** Jeffrey Feltzer, Michael Smith, Christopher Merrill, Brian Wegener from Williams and Works, interested citizens.

**BUILDING OFFICIALS REPORT:** None.

**ZONING ADMINISTRATORS REPORT:** None.

**LAND SPLITS:** Chairman Marbach excused himself for conflict of interest. Tax roll parcel numbers, 14-090-006-007-01 and 14-090-210-016-00. Jeffrey Feltzer and Michael Smith own property at west end of Curtis Drive on Pleasant Lake. Moving to area and wish to extend private road. Do not plan to build at this time. Learned that development was intended for the area and they want to protect the land. On motion by Clint that Land Split be approved, supported by Jim. All in favor. Motion carried.

**LAND SPLITS:** Tax roll parcel numbers, 14-090-003-106-01 and 14-090-010-016-00. Christopher Merrill, South Beach Drive requests a lot line adjustment along a private road. Zoning Administrator said conditional approval should be considered because of flooding in the area, an inspection be made by Chairman or designate and ditched from US 12 to cul-de-sac to alleviate periodic flooding. Neighbors, Gary Lueneburg and Gary Vanderbeek raised issues about the flooding. On motion by Norm that lot line adjustment be approved and hold approval until completion of the ditches along the east and west sides of South Beach Drive, as stated by Mr. Merrill, and improvements to the extension of the private road to the existing building lot. Supported by Clint. All in favor. Motion carried.

**NEW BUSINESS:** Brian Wegener (Larry Nix unable to attend) of Williams & Works gave a report on the Visionary workshop of May 13, 2010. Forty five people attended the meeting. They provided quality input and made additional suggestions that should be added to the Master Plan. Brian said that Michigan's future Master Plans must include Zoning Plans relating to land use. The information from the Visionary Workshop will be integrated into the existing Master Plan. Norm felt that all of the meetings in the Township do not have enough media coverage.

The next Planning meeting will analysis the report and goals and objectives.  
Williams and Works will be asked to come to the August meeting.

**ANNOUNCEMENTS:** On June 17, 2010 at 7:00PM, the DNR will have a public meeting on Pleasant Lake piers and docks.

There being no business to come before the Board, the Chairman adjourned the meeting.

Respectfully submitted,  
Marilyn H. Cobb, Secretary



PLANNING COMMISSION  
TOWNSHIP OF ONTWA - COUNTY OF CASS  
EDWARDSBURG, MI 49112

AUGUST 4, 2010

PRESENT: Chris Marbach, Joe Tredway, Richard Bruno, Shane Szalai, Bill Mahaney, Clint Draeger, Richard Broadbent and Marilyn Cobb.

ABSENT: Norman Krupp and Jim Robinson. Dan Kulwicki and Phil Steele.

Minutes of the June 2, 2010 meeting were read and approved on motion by Clint Draeger, supported by Richard Bruno. All in favor. Motion.

OTHERS: Brian Wegener from Williams and Works and interested citizens.

BUILDING OFFICIALS REPORT: None

ZONING OFFICIALS REPORT: None.

LAND SPLITS: None.

OLD BUSINESS: Williams and Works sent a Memorandum on June 7, 2010 to all members of the Planning Commission updating the Master Plan Visioning Report. Brian pointed out some information for consideration and listened to members with new concerns which will be adopted into the Visioning Report. Everyone thought the report was thorough and informative. No need to make any changes and will continue to work with the Village and the Community Improvement Association.

Another Memorandum was received by Planning Commission indicating a joint Planning discussion with Milton Township Chris Marbach attended the meeting and explained the meeting that Milton requested to explore the potential for joint land use. Williams and Works will do more investigating and send Ontwa Planning Commission more detailed information. Joe Tredway made a motion that we move forward on this request for a joint planning area. Seconded by Richard Broadbent. All yea's, one no by Richard Bruno. Brian will have a letter for the next meeting. He will also contact Jefferson and Mason Townships on joint planning concerns.

Chris stated that there can be no new mapping until the two Township issues are resolved. Williams and Works will attend the September meeting. They will have more information about the issues with Milton Township.

There is no additional information to come before the Board. The Chairman adjourned the meeting.

Respectfully submitted,

Marilyn H. Cobb, Secretary

PLANNING COMMISSION  
TOWNSHIP OF ONTWA A-COUNTY OF CASS  
EDWARDSBURG, MI 49112

November 3, 2010

PRESENT: Chris Marbach, Clint Draeger, Joe Tredway, Shane Szalai, Richard Bruno, Norm Krupp, Richard Broadbent and Marilyn Cobb.

ABSENT: Jim Robinson (excused) and Bill Mahaney.

OTHERS: Brian Wegener from Williams and Works.

The Chairman opened the meeting with the Pledge of Allegiance. Minutes of the September 1, 2010 were approved with correction on motion by Norm Krupp, seconded by Clint Draeger. All in favor. Motion carried.

LAND SPLIT: Charles R. Ornduff, Tax No. 14-090-0101005-01. This property is the Red Barn on US 12 east. Considerable impute from the owner and Realtor showing two versions for entrance to the property. Members felt more information or an alternate plan is needed before a variance can be approved. On motion by Richard Broadbent that request for variance be tabled until the next official meeting so that the owner can provide more information. Supported by Clint. All in favor. Motion carried.

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A letter from the Cass Co. Road Commission regarding West Bank was read and place on file.

OLD BUSINESS: Williams and Works review of Master Plan Maps. Large maps were provided by Williams and Works for members to view. Members talked about small areas beginning with the west end of the Township. At 9:45 PM, the Board was not able to review and discuss the whole Township. The Chairman proposed a special meeting date as soon as he can check with all concerned about a date and time.

The Chairman adjourned the meeting until notification of the special meeting date.

Respectfully submitted,  
Marilyn H. Cobb  
Secretary

CC: Planning Board members, Wayne Hardin and Ontwa Twp. Clerk.

PLANNING COMMISSION  
TOWNSHIP OF ONTWA A- COUNTY OF CASS  
EDWARDSBURG, MI 49112

NOVEMBER 18, 2010

PRESENT: Chris Marbach Shane Szalai, Clint Draeger, Bill Mahaney, Richard Bruno,  
Richard Broadbent and Marilyn Cobb.

ABSENT: Jim Robinson, Norm Krupp and Joe Tredway.

OTHERS: Wayne Hardin, Brian Wegener and interested citizens.

This is an informal meeting called by the Chairman to continue discussion of the Future Land Use Mapping. An updated map and Memorandum from Williams & Works were used in the meeting. Discussion and comments will be incorporated before the final draft. Brian will update and bring revised plans to the December 1, 2010 meeting.

Respectfully submitted,

Marilyn H. Cobb  
Secretary

cc: Members of Planning Commission, Wayne Hardin and Ontwa Twp. Clerk.