

Planning Commission Meeting Minutes
Township of Ontwa—County of Cass
Edwardsburg, MI 49112

January 4, 2012

Members Present: Chris Marbach (Chair), Shane Szalai, Bill Mahaney, Norm Krupp, Jim Robinson, Phil Steele and Dawn Bolock.

Members Absent: Clint Draeger, Richard Bruno, and Marilyn Cobb (Secretary).

Others Present: Brian Wegener from Williams and Works, Township Trustee Jerry Marchetti, Roseann Marchetti, and Paul Sniadecki.

The regular meeting of the Ontwa Township Planning Commission was called to order at 7 p.m. by Chairman Chris Marbach, followed by the Pledge of Allegiance.

The minutes of the December 7, 2011 meeting were approved as distributed on motion by Norm Krupp, supported by Phil Steele. All in favor.

NEW BUSINESS:

1. **ELECTION OF OFFICERS:** Jim Robinson made a motion to continue with the same officers as 2011, supported by Norm Krupp. (The 2011 officers were: Planning Commission Chairman Chris Marbach, Vice-Chair Shane Szalai, and Secretary Clint Draeger, with Marilyn Cobb as recording secretary.) All in favor. Motion carried.

2. **SUBMIT 2011 ANNUAL REPORT:** Chairman Marbach presented his draft version of the Planning Commission's 2011 annual report. After discussion and clarification about asking the Township Board to appoint someone other than the Planning Commission to draft the Township's Capital Improvement Plan, Jim Robinson moved to approve the 2011 annual report as presented, supported by Shane Szalai. All in favor. Motion carried.

3. **TIMELINE FOR MASTER PLAN GOALS:** After much discussion, the Planning Commission generally agreed to complete its ongoing zoning ordinance revisions in the next two-three months, and then start tackling the amendments to the zoning ordinance required to meet the goals listed on pp. 51-56 of the Master Plan, with a goal of finishing them in the following six months.

OLD BUSINESS:

1. **MINOR ZONING ORDINANCE REVISIONS:** Brian Wegener reviewed his proposed revisions to the text of the zoning ordinance, including, but not limited to: clarifying language on accessory buildings, manufactured homes, home occupations, and restrictions on the keeping of animals; banning electrified fences and barbed wire from residential districts; and other minor corrections or clarifications. Brian Wegener will compile and further refine the Planning Commission's recommendations and corrections to bring back to our February 1 meeting for our review. It was also generally agreed to hold a Public Hearing for the proposed ordinance revisions at our March 7 meeting.

QUESTIONS/COMMENTS: None.

ANNOUNCEMENTS:

1. Milton Township will have the Public Hearing for its proposed Land Use Master Plan starting at 6:30 p.m. on Monday, January 9, 2012.
2. The Edwardsburg Presbyterian Church will host its 3rd-Annual Chili Bowl Classic Chili-Cook-off Saturday, January 7th, from 5-8. For a freewill donation, you get all the chili you can eat, drinks and dessert, and two votes for best chili. (Shane Szalai's chili won last year.) All proceeds go to the Edwardsburg Food Pantry.

ADJOURNMENT:

Meeting was adjourned at 8:45 p.m. by Chairman Marbach. The next general meeting will be at 7 p.m. on February 1 in the Ontwa Township Hall.

Minutes respectfully submitted by: Commissioner Shane Szalai

CC: Planning Commission members, Zoning Administrator Wayne Hardin, and Ontwa Township Clerk Paula Ralph.

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

FEBRUARY 1, 2012

MEMBERS PRESENT: Chris Marbach, Shane Szalai, Bill Mahaney, Jim Robinson, Phil Steele, Dawn Bolock and Marilyn Cobb.

MEMBERS ABSENT: Clint Draeger, Richard Bruno and Norm Krupp.

OTHERS PRESENT: Roseanne Marchetti, Jerry Marchetti and Paul Sniadecki.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance. Minutes of the January 4, 2012 meeting were approved on motion by Jim, supported by Bill. All in favor.

LAND SPLIT: US 12/Eagle Lake Rd, Tax No. 14-090-012-057-01. Zoning Administrator has signed off but the Assessor has not signed off. The Survey shows a new division of parcels A, B and C. On motion by Jim that Land Split be approved, contingent on the Assessor signing off. Supported by Bill. All in favor.

NEW BUSINESS: None.

OLD BUSINESS: New Master Plan is ready for a public hearing. A minor typographical error will be corrected. No further comments. On motion by Shane that a Public Hearing on the new Master Plan be scheduled for March, 2012.

COMMENTS/QUESTIONS: Remarks were made about new fireworks regulations. There will be a meeting at the Road Commission Office at 7:00 PM, March 29, 2012. Dawn informed the Board that the Chamber of Commerce Annual dinner is February 29th. Expect an outstanding speaker.

No further business to come before the Board. Chairman adjourned the meeting.

Respectfully submitted,

Marilyn H. Cobb,
Secretary

CC: Planning Commission members, Zoning Administrator and Ontwa Twp. Clerk.

Planning Commission Meeting Minutes
Township of Ontwa—County of Cass
Edwardsburg, MI 49112

March 7, 2012

Members Present: Chris Marbach (Chair), Shane Szalai, Bill Mahaney, Norm Krupp, Jim Robinson, Phil Steele and Dawn Bolock.

Members Absent: Clint Draeger, Richard Bruno, and Marilyn Cobb (Secretary).

Others Present: Brian Wegener from Williams and Works, Building Inspector and Zoning Administrator Wayne Hardin, Ladd Howe, Roseann Marchetti, Paul Sniadecki, Tom Kendle, and three others.

The regular meeting of the Ontwa Township Planning Commission was called to order at 7 p.m. by Chairman Chris Marbach, followed by the Pledge of Allegiance.

The minutes of the February 1, 2012 meeting were approved, with one correction, on motion by Jim Robinson, supported by Norm Krupp. All in favor. [The correction was that under “Old Business,” the words “Master Plan” should have been “ordinance amendments.”]

LAND SPLIT: Ladd Howe, 70200 Elkhart Rd., requested a land split of his property (Tax Roll Parcel Numbers 14-090-016-086-00, and 14-090-016-013-02) because he is shutting down his farm business and downsizing, and planning to sell part of his property. As Chairman Chris Marbach was the surveyor of record for the split, he excused himself from this matter, and Vice Chairman Shane Szalai assumed the Chair. After questions, Phil Steele made a motion to approve the land split, supported by Jim Robinson. All in favor. Motion carried.

NEW BUSINESS: None.

OLD BUSINESS:

1. MINOR ZONING ORDINANCE REVISIONS:

Chairman Marbach opened a Public Hearing on proposed revisions to the text of the zoning ordinance, including, but not limited to: clarifying language on accessory buildings, manufactured homes, home occupations, and restrictions on the keeping of animals; banning electrified fences and barbed wire from residential districts; and other minor corrections or clarifications.

Several residents were concerned about restricting wire fences in property zoned residential, but used for farming (Section 3.13 Fences and Walls). As it was not the Planning Commission’s intention to restrict currently-existing agriculture, it was generally agreed to add an exception to the Section 3.13 (i) to allow existing fences to remain on property zoned residential but currently used for agriculture.

There was also much discussion about Section 3.17 Keeping of Animals, which provides standards for how many non-household animals are permitted on parcels of land of various sizes. It was generally agreed that the standards were primarily intended for smaller parcels of land. However, while the existing ordinance has no restrictions on the number of animals allowed on parcels larger than 20 acres, that had been removed in the ordinance revisions. After much discussion, Phil Steele made a motion to add back in the previous exemption to the standards for parcels 20 acres and larger, supported by Shane Szalai. Motion carried, 6-1, with Norm Krupp voting no.

Norm Krupp made a motion to close the Public Hearing, seconded by Jim Robinson. All in favor. Motion carried. Norm Krupp then made a motion to approve the Zoning Ordinance amendments, as corrected, and send them on to the Cass County Planning Commission for their review, supported by Jim Robinson. All in favor. Motion carried.

2. SUBDIVISION ORDINANCE AMENDMENT: A Public Hearing was held on amending the subdivision ordinance by replacing “County Drain Commissioner” with the term “County Water Resources Manager” to reflect the current terminology. After no public comments, Jim Robinson made a motion to close the Public Hearing, seconded by Bill Mahaney. All in favor. Motion carried. After no discussion, Bill Mahaney made a motion to approve the amendment, seconded by Phil Steele. All in favor. Motion carried.

3. TIMELINE FOR MASTER PLAN GOALS: After much discussion, the Planning Commission generally agreed to accept Brian Wegener’s suggestion that he prepare an outline for the Planning Commission to follow as it prepares to implement the goals listed on pp. 51-56 of the Master Plan, with a goal of finishing them in the following six months. Brian will present this outline at the Planning Commission’s April 4 meeting.

It was also generally agreed that Paul Sniadecki would gather input from township residents, most specifically lakefront property owners, and then present ideas to preserve and improve “Water Quality” (pp. 55-56) at the Planning Commission’s May 2 meeting.

QUESTIONS/COMMENTS: None.

ANNOUNCEMENTS:

1. On Thursday, March 29 at 7 p.m. at the Cass County Road Commission Building, the Cass County Planning Commission will hold a 20-year visioning session for Cass County. All are welcome to give their input.

ADJOURNMENT:

Meeting was adjourned at 8:45 p.m. by Chairman Marbach. The next general meeting will be at 7 p.m. on April 4 in the Ontwa Township Hall.

Minutes respectfully submitted by: Commissioner Shane Szalai

CC: Planning Commission members, Zoning Administrator Wayne Hardin, and Ontwa Township Clerk Paula Ralph.

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

APRIL 4, 2012

MEMBERS PRESENT: Chris Marbach, Jim Robinson, Phil Steele, Dawn Bolock, Shane Szalai and Marilyn Cobb.

ABSENT MEMBERS: Norm Krupp, Richard Bruno, Clint Draeger and Bill Mahaney.

OTHERS PRESENT: Roseanne Marchetti, Paul Sniadecki, June Stroud and one other.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the March 7, 2012 meeting were approved on motion by Jim, supported by Phil. All in favor.

LAND SPLITS: None.

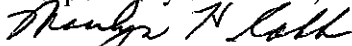
NEW BUSINESS: None.

OLD BUSINESS: The Chairman received a memo from Brian of Williams and Works regarding Zoning Ordinance Amendments recommended to the Master Plan. The Chairman asked for any comments or additions to Williams and Works memo. Some discussion with the audience and plan. Chris will forward new comments to Brian to be incorporated for the May meeting.

COMMENTS/QUESTIONS: Informal discussion with audience and Board members. The May 14, 2012 meeting will bring in more interested people and planning details and development.

There being not further business to come before the Board, meeting adjourned by Chairman.

Respectfully submitted,



Marilyn H. Cobb,

Secretary

CC: Planning Commission members, Wayne Hardin and Township Clerk.

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

MAY 2, 2012

MEMBERS PRESENT: Chris Marbach, Jim Robinson, Dawn Bolock, Norm Krupp, Richard Bruno, Clint Draeger, Bill Mahaney, Shane Szalai, Phil Steele and Marilyn Cobb.

MEMBERS ABSENT: None.

OTHERS PRESENT: Roseanne Marchetti, Paul Sniadecki, Toni and Rhonda Feltzer and Brian Wegener of Williams and Works.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the April 4, 2012 meeting were approved as corrected on motion by Jim, supported by Norm. All in favor.

LAND SPLIT: Shane conducted this portion of the meeting since the Chairman has an interest in this presentation. Land split for Windward Court (private road off Curtis Drive) so B is new parcel #14-090-006-007-02. Parcel A has an existing house. Zoning

Administrator has approved the split. No opposition presented. On motion by Jim that we approve Land Split #14-090-006-007-02, supported by Norm. All in favor.

NEW BUSINESS: Paul Sniadecki of the area Lake Association gave a detailed presentation of concerns of lake area residents which could be added to the New Master Plan. A main concern is the location of docks. Brian will incorporate these new concerns in the Master Plan. The Lake Association will continue to educate residents and bring any new information back to the Planning Commission in September.

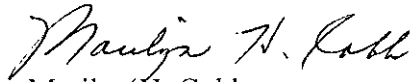
OLD BUSINESS: Paul Sniadecki of the area Lake Association gave a detailed presentation of concerns of the lake area residents which could be added to the New Master Plan. A main concern is the location of docks. Brian will incorporate these ideas in the Master Plan. The Lake Association will continue to educate residents and bring any new information back to the Planning Commission in September.

OLD BUSINESS: Tony Leininger of Carmi Designs has concerns about fee's and publication dates for Legal Notices of Public Hearings. Chris will have a list at the next Planning Commission meeting.

ANNOUNCEMENTS: There will be a meeting at the Township Hall on June 28th, 2012 to discuss speeding. This is sponsored by the Sports Complex.

The Chairman adjourned the meeting.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marilyn H. Cobb".

Marilyn H. Cobb,
Secretary

CC: Planning Commission members, Wayne Hardin and Ontwa Township Clerk.

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

JUNE 6, 2012

Members present: Chris Marbach, Dawn Bolock Norm Krupp, Richard Bruno, Phil Steele, Bill Mahaney and Marilyn Cobb.

MEMBERS ABSENT: Jim Robinson (verbal notice) and Shane Szalai (written notice).

OTHERS PRESENT: Brian Wenger from Williams and Works, Paul Sniadecki, Roseanne Marchetti, Wayne Hardin, Building Inspector and many interested residents of Ontwa Township.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the May 2, 2012 meeting were approved with corrections on motion by Richard Bruno, 2nd by Bill Mathaney.

LAND SPLITS: None.

NEW BUSINESS: Conditional Rezoning of 7842 US 12 (Tax No. 14-090-007-017-00). The site is approximately 4.97 acres in area is located on the north side of US 12. This is to be considered for the purpose of erecting an upscale self-service storage facility. These storage condos will be maintained by the developer and additional information will be provided if request is approved. Residents in the area are not in favor of this new commercial development. Board Discussion: Plenty of commercial area for development; time and money have been spent on Master Plan and this type of business was not included; area should remain in agriculture; would create spot zoning. In the e-mail sent by Shane, he referenced pages 38 and 47 of the Master Plan. On motion by Bill, that we deny conditional rezoning as follows: 1. the request is not consistent with the Master Plan. 2. The request would represent a form of spot zoning. 3. There is other land in the Township zoned for commercial development. 4. The land can be used as zoned. 5. The conditional rezoning is limited to a single use and must “revert” back to AR District if the use fails, where the proposed structures would likely become nonconforming. Second by Norm. All in favor by unanimous vote. Chairman stated that applicant can appeal to County Planning Commission and July Ontwa Township Board.

OLD BUSINESS: South Beach Drive. Chris Merrill developer. Residents are concerned about flooding in the area of South Beach Drive and the developer has not completed all work required. Wayne has met with property owners and developer regarding this private property. Developer presented a booklet of fact sheets including Maintenance Agreement, survey and private road specification. Discussions with developers and residents were not productive. Board discussion: members had input.

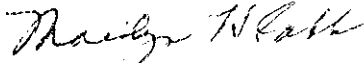
On motion by Phil that a land split in South Beach will be considered if an engineer designs a plan to hold the water run-off from the roads and have a recorded maintenance agreement signed ^{by} property members; and have ingress and egress easement as required by the Ontwa Township Private Road Ordinance. Seconded by Bill. All in favor by unanimous vote.

FILING FEE'S AND DEADLINES: Chris addressed this concern to the Board and provided a listing of Application Types, filing dates and Ordinance references. This information was given to Brian in be included in the Master Plan.

ANNOUNCEMENTS: There is a contribution to the Edwardsburg Schools Foundation if residents dine at local eateries on June 12, 2012.

Meeting adjourned by Chairman.

Respectfully submitted.



Marilyn H. Cobb,
Secretary

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

PLANNING COMMISSION
TOWNSHIP OF ONTWA
EDWARDSBURG, MI 49112

JULY 3, 2012

MEMBERS PRESENT: Chris Marbach, Richard Bruno, Bill Mahaney, Clint Draeger, Jim Robinson and Marilyn Cobb.

MEMBERS ABSENT: Norm Krupp, Shane Szalai, Phil Steele and Dawn Bolok (all notified the Chairman).

OTHERS PRESENT: Darryl Veldman from Veldman Engineering, Mrs. Merrill and Jim Treat.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the June 6, 2012 meeting were approved with corrections on motion by Clint, supported by Richard. All in favor.

LAND SPLIT: None.

NEW BUSINESS: Revisions to Ordinances for Filing Deadlines. On motion by Clint, supported by Jim that publication of a hearing date for August 1, 2012 be held to Revise the schedules, application types, filing dates and Ordinance references so that all applications are filed with the Zoning Administrator. All in favor.

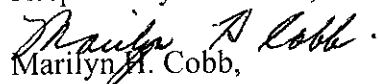
OLD BUSINESS: South Beach, Chris Merrill developer. Veldman Engineering presented drawings and information for flooding area that has been a concern of property owners. The developer produced engineering plans, a recorded maintenance agreement signed by property owners as requested by the Planning Commission. Engineer stated that there is control of run off from residents property. Owners were aware of July meeting but there was no one in attendance.

BOARD DISCUSSION: Information was presented as requested. On motion by Bill that we accept the information given by the Engineering Firm and Mrs. Merrill. Supported by Jim. All in favor.

Chris informed the Board of a MTA on Aug. 7 & 8, 2012 at various locations.

Meeting adjourned by Chairman.

Respectfully submitted,


Marilyn H. Cobb,
Secretary

CC: Planning Commission members, Zoning Administrator and Ontwa Twp Clerk.

PLANNING COMMISSION
TOWNSHIP OF ONTWA – COUNTY OF CASS
EDWARDSBURG, MICHIGAN 49112

AUGUST 1, 2012

MEMBERS PRESENT: Chris Marbach, Richard Bruno, Clint Draeger, Jim Robinson, Phil Steele, Dawn Bolok, Shane Szalai and Marilyn Cobb.

MEMBERS ABSENT: Bill Mahaney and Norm Krupp.

OTHERS PRESENT: Roseanne Marchetti, Gary Vanderbie, Jeff Van Belle, and Jeff Brown.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the July 3, 2012 meeting were approved as corrected on motion by Jim, supported by Clint. All in favor.

LAND SPLIT: None.

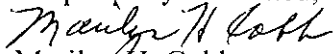
NEW BUSINESS: This is a public hearing to change the submission deadline to 30 days for Private Roads, Subdivisions, Site Condo and Planning & Zoning Applications. No participation from the audience. On motion by Jim, supported by Dawn that Public Hearing be closed. No additional Board discussion. On motion by Shane that the change of submission deadlines be a uniform 30 days for Private Roads, Subdivision, Site Condo and Planning & Zoning Applications and the results forwarded to the County Planning Commission and the Ontwa Twp. Board. Supported by Jim. All in favor. Motion carried.

OLD BUSINESS: South Beach Drive. Gary Vanderbie said he was not at the July 3rd meeting because there was no agenda on the web site. One person spoke with the Zoning Administrator and knew some residents were aware of the meeting. Gary is concerned about flooding areas, no grass seed planted, maintenance agreement and plans submitted by the Engineering firm. A new drainage system was discussed. Chris agreed to meet with South Beach residents and the Drain Commissioner when a meeting can be set up.

QUESTIONS/COMMENTS: The Village of Edwardsburg will be celebrating their 100th birthday in September. A picnic/party is being planned.

On motion by Jim, supported by Phil that meeting be adjourned. All in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Marilyn H. Cobb".

Marilyn H. Cobb,

Secretary

CC: Planning Commission members, Zoning Administrator and Ontwa Twp. Clerk.

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

SEPTEMBER 5, 2012

MEMBERS PRESENT: Chris Marbach, Richard Bruno, Clint Draeger, Jim Robinson, Phil Steele, Dwan Bolok, Shane Szalai, Bill Mahaney and Marilyn Cobb.

MEMBERS ABSENT: Norm Krupp.

OTHERS PRESENT: Roseanne Marchetti, Margie Allen and a representative for Jane and Doug Szlanfucht.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the August 1, 2012 meeting were approved as presented on motion by Clint, supported by Jim. All in favor. Motion carried.

LAND SPLIT: None.

NEW BUSINESS: Special land use permit. The daughter in law of Jane and Doug Szlanfucht informed the Board of their intentions to build an old style Gambrel Barn, which is to be used for special events. The property is located on the south east corner of Redfield Road and Conrad Road. The facility and parking would cover 2-3 acres within a 36 acre plot. On motion by Jim, supported by Dawn to move forward with a change in the Ordinance to allow Special events in AR. Chris, Clint, Jim, Phil, Dawn, Shane and Bill voted in favor. Richard voted no. Motion carried. Chris will contact Brian at Williams and Works for his opinion for presentation at the October meeting.

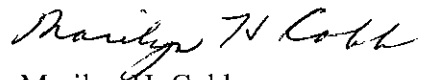
Chris announced that Howard Township will have a meeting September 26, 2012 at 7:00 PM to amend the Master Plan. All are invited to attend.

The South Beach situation is still being discussed and Chris has been in contact with Bruce Campbell of the Drain Commission Office.

The Chairman announced that Dawn Bolock has been appointed to the Southwest Michigan Planning Commission.

There being no further business, the Chairman adjourned the meeting.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marilyn H. Cobb".

Marilyn H. Cobb,
Secretary

CC: Planning Commission members, Zoning Administrator and Ontwa Twp. Clerk.

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

OCTOBER 3, 2012

MEMBERS PRESENT: Chris Marbach, Richard Bruno, Clint Draeger, Jim Robinson, Dawn Bolock, Shane Szalai, Norman Krupp and Marilyn Cobb.

MEMBERS ABSENT: Bill Mahaney and Phil Steele.

OTHERS: Brian Wenger from Williams and Works, Jeff Brown and Paul Snidecki.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the September 5th 2012 meeting were approved as presented on motion by Richard, supported by Clint. All in favor. Motion carried.

LAND SPLITS: None.

NEW BUSINESS: None.

OLD BUSINESS: Consideration

of the proposed Agri-Tourism amendment and Special Events Hall was opened for discussion. The Special Events property is located off of Redfield Road on a 36 acre parcel. The interested parties were not in attendance. A letter was read from Tony Leinenger, a property owner who lives near by, objecting to the proposal. This is prime agricultural land and there is other commercial property available. A resident, living across the road objects to changing the zoning. A Special Events category is not in the Master Plan, therefore, another change to the existing Master Plan. Discussion did not result any in a final decision so Brian was asked to use the guidelines presented and present a new draft for a Special Events category at the next meeting.

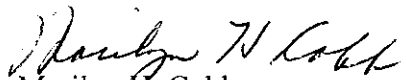
COMMENTS: Jeff Brown presented some new information regarding the situation in West Banks and Oak Springs Road. Tyler Ross has considered buying lots 1 and 2, already owning lot 3. Jeff will have further discussion with the owners of the area and have more information at the next meeting.

Paul Snidecki will give a presentation about Lake preservation at the November meeting, if completed by that time.

ANNOUNCEMENTS: None

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

Respectfully submitted,


Marilyn H. Cobb,
Secretary

CC: Members of the Planning Commission, Zoning Administrator and Ontwa Twp.
Clerk.

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

NOVEMBER 7, 2012

MEMBERS PRESENT: Chris Marbach, Richard Bruno, Clint Draeger, Jim Robinson, Dawn Bolock, Shane Azalai, Norman Krupp, Bill Mahaney, Phil Steele and Marilyn Cobb.

MEMBERS ABSENT: None.

OTHERS PRESENT: Brian Wenger (Williams and Works), R. Marchetti, P. Snidecki, M. Allen and Tony Leinenger.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the October 3, 2012 meeting were approved as presented on motion by Clint, supported by Jim. All in favor. Motion carried.

LAND SPLITS: None.

NEW BUSINESS: None.

OLD BUSINESS: Continued discussion on Agri-Tourism Amendment. Brian presented some information but did not offer much change. Members made suggestions, added information and opinions but do not want to consider any changes. Phil made a motion to proceed with a public hearing. Seconded by Jim. Roll call vote showed yea's for Phil and Jim; nay's for Chris, Richard, Clint, Dawn, Shane, Norm, and Bill. Motion failed. Chris will have Wayne make contact with people who are interested in opening a banquet hall on Redfield Road


Paul Snidecki made a presentation on Lake Residential with additions to the current Master Plan. The Board accepted a written proposal and the Board will continue to address these issues.

Chris announced that Milton Twp gave him a CD of their Master Plan. (Paula will keep in her files).

Chris informed the Board that new officers must be elected in January, 2013.

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

Respectfully submitted,


Marilyn H. Cobb,
Secretary

CC: Planning Commission Board members, Ontwa Twp. Clerk and Zoning Administrator.

PLANNING COMMISSION
TOWNSHIP OF ONTWA – COUNTY OF CASS
EDWARDSBUR, MI 49112

DECEMBER 5, 2012

MEMBERS PRESENT: Chris Marbach, Richard Bruno, Dawn Bolock, Shane Szalai, Bill Mahaney, Phil Steele and Marilyn Cobb.

MEMBERS ABSENT: Clint Draeger, Jim Robinson and Norm Kruppp (all excused).

OTHERS PRESENT: Brian Wegener (Williams and Works), R. Marchetti, P. Sniadecki, M. Allen.

The regular meeting of the Ontwa Township Planning Commission was called to order by Chairman Marbach, followed by the Pledge of Allegiance.

Minutes of the November 7, 2012 meeting were approved as corrected on motion by Bill Mahaney, supported by Richard Bruno. All in favor. Motion carried.

LAND SPLITS: Edwin Finley, 24561 U.S. 12, Tax No. 14-090-010040-00. Zoning Administrator has signed off. A motion was made by Phil, supported by Dawn that split be granted. All in favor. Motion carried.

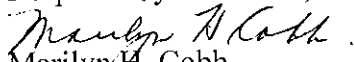
NEW BUSINESS: Wireless Communications Facility was built in July 2011 and was not allowed to be completed because it exceeded the required height. Wayne has not had any communication with them for over three months. Wayne will send them a letter stating that they are in violation of the sight plan and must proceed to remove existing structure. He will review minutes as to what procedures were required.

OLD BUSINESS: Brian submitted a draft of an ordinance to amend the Zoning Ordinance which incorporates standards pertaining to agri-tourism establishments, as well as revised provisions applicable in the Lake Residential District. On motion by Bill that we table a decision on a public hearing until January, 2013, then decide to have a public hearing in February, 2013. Supported by Phil. All in favor. Motion carried.

Roseanne announced that there will be a noon meeting in February, 2013 at the Township Hall on Social Media and ways to stimulate business growth in our area.

Meeting adjourned by Chairman.

Respectfully submitted,


Marilyn H. Cobb,
Secretary