

CASS COUNTY PLANNING COMMISSION
Minutes of June 26, 2019

The meeting was called to order by William Zuhl at 4:00 p.m.

Members Present: Kathy Cobb, Gwenn Johnson, Skip Dyes, Dave Kring, Annie File, and David Fleming

Members Absent: Robert Benjamin

Approval of Agenda: A motion was made by William Zuhl to approve an amended June 26, 2019, agenda to add “Edwardsburg Rezoning Request” under “New Business.” The motion was seconded by Skip Dyes with all in favor and the motion carried.

Approval of Minutes:

A motion was made by Gwenn Johnson to approve the April 24, 2019, minutes. The motion was seconded by Skip Dyes with all in favor and the motion carried.

New Business:

Village of Vandalia – Rezoning Request

The request is to rezone Lots 19, 20, 21, 22 and “nearly all of Lot 23” from current R-2 Medium Density Residential District classification to C-1 Local Commercial.

A motion was made by Dave Kring to approve the Vandalia rezoning request. The motion was seconded by Skip Dyes with all in favor, and the motion carried.

Silver Creek Township – Proposed Wedding/Event Barn Ordinance

William Zuhl explained that the township developed the ordinance to provide some level of control for the township. They did review other township models and others on the CCPC commended Silver Creek for a well-defined ordinance.

A motion was made by Gwenn Johnson to approve the Silver Creek proposed Wedding/Event Barn Ordinance. The motion was seconded by David Fleming with all in favor, William Zuhl abstaining, and the motion carried.

Calvin Township – Proposed Text Amendment

Bianca May, Calvin Township resident, was present to provide information regarding her requested text amendment to the Calvin Township Zoning Ordinance, while Doug Zuhlman, Zoning Administrator, was there to speak on behalf of the Township.

The requested text amendment had been unanimously denied by the Calvin Township Planning Commission, but still sent forward to the CCPC for review.

Ms. May’s request to allow her rooms to be rented out in her home, including as a transitional home for parolees in offender success programs, ideally needs to be presented as a “special use” or “permitted use” request.

Discussion about how to best advise Ms. May, as well as to the authority of the Cass County Planning Commission to make any recommendations, followed.

A motion was made by Skip Dyes to take no action on the proposed text amendment. The motion was seconded by David Fleming, with 5 in favor, 1 in objection, Dave Kring abstaining, and the motion passed.

Mason Township – Rezoning Request

The request is to rezone parcel 14-060-021-354-00 from R-2, residential medium density to LI, light industrial. Leroy Krempek, Mason Zoning Administrator, was present at the meeting to answer questions.

The Planning Commissioners are quite familiar with this area of Mason Township and believe the rezoning makes sense.

A motion was made by Gwenn Johnson to approve the Mason rezoning request. The motion was seconded by Skip Dyes with all in favor, and the motion passed.

Edwardsburg Rezoning Request

The request is to take four landlocked vacant lots at the corner of Cass and Main and turn them into one parcel, rezoning it from residential to commercial. Leroy Krempek and Roseanne Marchetti were present at the meeting to answer questions.

A motion was made by Skip Dyes to approve the Edwardsburg rezoning request. The motion was seconded by Annie File with all in favor, and the motion passed.

Adjournment: A motion was made by Dave Kring to adjourn the meeting. The motion was seconded by Skip Dyes with all in favor, and the meeting adjourned at 5:05 p.m.

Next Meeting Date: July 24, 2019, at 4:00 p.m. at the County Building, Kincheloe Room