



CASS COUNTY PLANNING COMMISSION

*Dan Stutsman • David Kring • Jayne Bailey • Richard Palmisano • Annie File
Roseann Marchetti • Samuel Barrera • Dianna McGrew • Tyler Augst*

Wednesday, March 27 at 4:00 PM
Cass County Building
120 N. Broadway
Commissioners' Chambers
Cassopolis, MI 49031

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes — February 28, 2024
4. Public Comment
5. New Business
 - a) Milton Township master plan update
 - b) Pokagon Township rezoning request
 - c) Silver Creek Township rezoning request
 - d) Cass County Road Commission abandonment petition
 - e) Master Plan
6. Other Business
7. Adjournment

CASS COUNTY PLANNING COMMISSION
February 28, 2024

The regular meeting of the Cass County Planning Commission was called to order by chairman, Don Stutsman at 4:00 PM. In addition to Stutsman, members present were: Sam Barrera, Roseann Marchetti, Dianna McGrew, Tyler Augst, Annie File, Richard Palmisano, Dave Kring and Jayne Bailey. Member absent: Char Hiemstra.

Four guests from Jefferson Township were present—Sara A. Senica, Jefferson Township Attorney, Dean Haas, Township Supervisor, Trustee Della Bundle and Township Clerk Jenny Bunner. Other guest present was Pokagon delegate Lynn Schanz.

MOTION made by Augst to approve agenda with exception of rearranging New Business order to accommodate guests present. Second by Barrera. Motion passed.

With a MOTION by McGrew and second by Barrera, minutes of the January 24 meeting were approved.

The following are motions and support for the three planning commission positions:

For Chairman: MOTION by Barrera in favor of incumbent Stutsman, second by Kring. Motion passed.

For Vice Chairman: MOTION by Stutsman to appoint Palmisano, second by Marchetti. Motion passed.

For Recording Secretary: MOTION by Stutsman to appoint Bailey, Support by Kring. Motion passed.

Sara A. Senica presented for Jefferson Township Zoning Ordinance Amendment highlighting the hard work, time and effort invested in the ordinance since 2019. Focus was given on solar energy overlay districts in designated agricultural zones. (Solar power is considered agricultural.) Natural characteristics and nearness to power outputs were considerations in the creation of these special overlay districts (which can be changed/amended if necessary). MOTION by Marchetti to approve Jefferson Township Zoning Ordinance. Second by McGrew. Motion passed.

MOTION was made by Marchetti to approve submitted PA 116 application of the Reed Family Properties, LaGrange LLC, Parcel # 14-040-020-006-00. McGrew seconded motion and it carried.

Discussion began on additional “emerging issues” to include in the Master Plan. Stutsman made a MOTION to add a focus on parks and recreation as well as senior housing.

Palmisano gave support and the motion passed. ORV use on roads and trails was mentioned but no motion was made.

It was decided that a larger planning commission board of 11 members was desirable at this time. A MOTION was made by Kring to add another board member/members to make the 11. Marchetti seconded and the motion passed.

The proposal by McKenna was discussed. By next meeting, the townships/villages that will be included in the Cass County Master Plan should be known. Also, we should know the amount each entity will be responsible for. (Volinia, Wayne, Pokegon and the Village of Vandalia were previously included.) Two things that may help the bottom line are the capabilities to produce our own maps and the use of Zoom calls between board members and representatives of McKenna. McGrew made the MOTION to accept the proposal by McKenna. File seconded that motion. The motion carried.

Finally, Marchetti presented a letter and plat from Road Commission Engineer Joe Bellina notifying the Planning Commission on its intent to abandon historic roads that appeared on maps only for over 150 years. Roads are in Newberg Township near Corey Lake.

The meeting adjourned at 5:16 PM with a MOTION by Barrera and support by Marchetti.

Jayne K. Bailey



Milton Township

32097 Bertrand St., Niles, MI 49120 Phone (269)591-7982 Fax (269)684-1742
Email: zoning@miltontwp.org Website: www.miltontwp.org

February 16, 2024

Cass County
Planning Commission
120 N. Broadway
Cassopolis, MI 49031

RE: Notice of Intent to Update Our Master Plan

This notice is to inform you that the Milton Township Planning Commission is preparing to update its existing master plan.

In accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3839, this notice is to inform our neighboring local governments, planning entities, and any public utilities and railroad companies of Milton Township's intent to update its master plan. The Milton Township Planning Commission welcomes your cooperation and comments on the proposed plan.

The Milton Township Planning Commission will send you a link to the proposed master plan as soon as we have completed the draft for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eileen Glick'.

Eileen Glick
Zoning Administrator/Code Enforcement Officer

-----**POKAGON TOWNSHIP**

PLANNING COMMISSION-----

**POKAGON TOWNSHIP HALL
30683 PEAVINE STREET
DOWAGIAC, MICHIGAN 49047
PHONE: 269.782.8756**

March 13, 2024

Cass County Planning Commission
120 N. Broadway
Cassopolis, MI 49031

Dear Commissioners:

During a meeting and Public Hearing held on March 12, 2024, the Pokagon Township Planning Commission made the following recommendation:

To recommend approval of a rezoning request from Linda Sue Rife for .75 acre portion of Parcel #14-110-015-260-30 from Residential to Light Industrial to allow for the sale of the property for a lawn and landscape business.

Copies of all correspondence are attached.

We would appreciate a reply with an opinion from the Cass County Planning Commission within 30 days from receipt of this letter.

Sincerely,



Mary Schrader
Pokagon Township Planning Commission Secretary

attch.

POKAGON TOWNSHIP PLANNING COMMISSION
QUARTERLY MEETING/PUBLIC HEARING-RIFE REZONE REQUEST
MARCH 12, 2024 – 6:00 P.M.

MEMBERS PRESENT: JOE SCHERER, MARY SCHRADER, KEVIN YOUNG, VICKIE WOOD,
STEVE PHILLIPS

OTHERS PRESENT: LINDA PRESTON, JOE TRUE, MATT BURKS, CHRIS KELLER, LINDA
SUE RIFE, JAMES NORRIS, WALTER SWANN

CHAIRMAN JOE SCHERER OPENED QUARTERLY MEETING. ROLL CALL. MOTION BY
STEVE PHILLIPS, SUPPORTED BY JOE SCHERER, TO ACCEPT MINUTES OF NOVEMBER 28,
2023 MEETING. ALL AYES. MINUTES ACCEPTED AS RECORDED.

QUARTERLY MEETING CLOSED. CHAIRMAN OPENED PUBLIC HEARING RE: REQUEST
FROM LINDA SUE RIFE TO REZONE ONE HALF (APPROXIMATELY .75 ACRE) OF PARCEL
14-110-015-260-30 (1.52 ACRES) FROM RESIDENTIAL TO LIGHT INDUSTRIAL TO ALLOW
FOR THE SALE OF THE PROPERTY TO MATT BURKS FOR HIS LAWN AND LANDSCAPE
BUSINESS. MR. BURKS, WHO RESIDES ACROSS THE STREET FROM THE PARCEL,
STATED THAT HE PLANS TO CONSTRUCT A 40X60 POLE BUILDING TO HOUSE HIS
EQUIPMENT. NO OPPOSITION FROM SURROUNDING PARCEL OWNERS. PUBLIC
HEARING CLOSED.

COMMISSIONERS AGREED THAT REQUEST COMPLIES WITH THE CURRENT ZONING
ORDINANCE. MOTION BY STEVE PHILLIPS, SUPPORTED BY KEVIN YOUNG TO
RECOMMEND APPROVAL OF REZONE REQUEST. ALL AYES.

CHAIRMAN REOPENED QUARTERLY MEETING. THREE MINING PERMITS WERE
REVIEWED: YERINGTON, MOOSE LAKE, AND NCSC. MOTION BY KEVIN YOUNG,
SUPPORTED BY JOE SCHERER TO APPROVE RENEWAL OF YERINGTON PERMIT. ALL
AYES. MOTION BY JOE SCHERER, SUPPORTED BY STEVE PHILLIPS TO APPROVE
RENEWAL OF MOOSE LAKE PERMIT. ALL AYES. MOTION BY STEVE PHILLIPS,
SUPPORTED BY KEVIN YOUNG TO APPROVE NCSC PERMIT. ALL AYES.
MEMBERS WILL VISIT ALL THREE PITS ON SEPTEMBER 10, 2024 PRIOR TO QUARTERLY
MEETING BEGINNING AT 5:30 PM.

JOE TRUE ADDRESSED THE ISSUE OF BANNERS IN FRONT OF DOWAGIAC LIQUOR
LOCATED ON M-51 AT LYLE DRIVE THAT ARE NOT IN COMPLIANCE WITH ORDINANCE.
HE SPOKE WITH OWNER AND WILL FOLLOW UP.

QUARTERLY MEETING DATES FOR 2024-25 ARE SET AS FOLLOWS:

JUNE 4, 2024
SEPTEMBER 10, 2024
DECEMBER 3, 2024
MARCH 4, 2025

NO FURTHER BUSINESS. MOTION BY KEVIN YOUNG, SUPPORTED BY JOE SCHERER, TO
ADJOURN. ALL AYES. MEETING ADJOURNED AT 6:45.

A handwritten signature in cursive script that reads "Mary Schrader". The signature is written in dark ink and is positioned above the printed name.

MARY SCHRADER
SECRETARY

-----POKAGON TOWNSHIP

PLANNING COMMISSION-----

**POKAGON TOWNSHIP HALL
PEAVINE STREET
DOWAGIAC, MICHIGAN 49047
PHONE: 269.782.8756**

LEGAL NOTICE REGARDING PETITION FOR REZONING

TO PROPERTY OWNER OR PARTY IN INTEREST:

A Petition has been made to this BOARD by the POKAGON TOWNSHIP BOARD requesting the following:

A Rezoning Request from Linda Sue Rife for Parcel #14-110-015-260-30, located at 30505 Peavine Street (1.5 acres), currently zoned Residential to rezone to Light Industrial to allow for the sale of back half of property (.75 acres) to a lawn and landscape business.

You are being contacted regarding this request inasmuch as you own and/or occupy parcels in the subject area.

On Tuesday, March 12, 2024 at 6:00 p.m. a PUBLIC HEARING will be held on this petition in the Pokagon Township Hall.

THIS NOTICE IS FOR THE PURPOSE OF GIVING YOU, AND EVERY OTHER NEIGHBOR-IN-INTEREST, AN OPPORTUNITY TO EXPRESS YOUR VIEWS IN SUPPORT OF OR IN OPPOSITION TO THIS PETITION.

You may appear on your own behalf, you may be assisted by an attorney, you may authorize others to represent you, or you may express your views in writing.

All written communications must be received prior to the date of hearing or be presented at the time of the hearing.

If you have any questions concerning this case or wish any further information, please call Township Supervisor Linda Preston at 269.782.3918.

POKAGON TOWNSHIP PLANNING COMMISSIONERS



Mary Schrader, Secretary

**CHAIRMAN: JOSEPH SCHERER, 31624 Edwards Street, Dowagiac, MI 49047
SECRETARY: MARY SCHRADER – 32975 Peavine Street – Dowagiac, MI 49047**

POKAGON TOWNSHIP

Application for: (Check any that apply)

Re-zoning Conditional Use Variance/Interpretation (Zoning Board of Appeals)

from _____ to _____

Home occupation Planned Unit Development Site Plan Review Other _____

Applicant Information:

Name Matthew Burks Phone (h) 209-211-4960 (w)

Address 58062 Rock Pl City/State/Zip Dowagiac, MI 49047

Nature of applicant's interest in property: _____

Owner(s) Information: (List anyone with a legal or equitable interest in the property.)

Name Linda Sue P. E. E. Phone (h) 269-582-8176 (w) 269-462-9612

Address 30505 Peavine St City/State/Zip Dowagiac, Michigan
49047

Property Information:

Address/location 30505 Peavine St.

Between at Park and M-51

Parcel ID Number 14-110-015-260-30

Current zoning of parcel Residential Property size 1.52 acres

Attach sketch or scale drawing of building(s), property lines, and label uses of adjacent parcels.

Description of Proposed Use/Request: (Attach extra pages)

Supporting documentation, i.e. site plan. What steps do you propose to mitigate any negative impacts?

Industrial

Selling the property request industrial

Reason for request For lawn and landscape business

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Matthew Burks
Signature of applicant

Date 2-19-24

Linda Sue P. E. E.
Signature of owner if not applicant

Date 2-19-24

Optional: I hereby grant permission for members of the Pokagon Township (Planning Commission, Zoning Board of Appeals, Township Board, Zoning Administrator, and/or Building Inspector), to enter the above described property for the purposes of gathering information related to this application. Note to the applicant: This permission is optional and failure to grant permission will not affect any decision on your application. The undersigned acknowledges that if a permit is granted or other decisions favorable to the undersigned that the said decision does not relieve the applicant from compliance with other provisions of the Pokagon Township Zoning Ordinance.

Applicant Signature Matthew Burks

Date 2-19-24

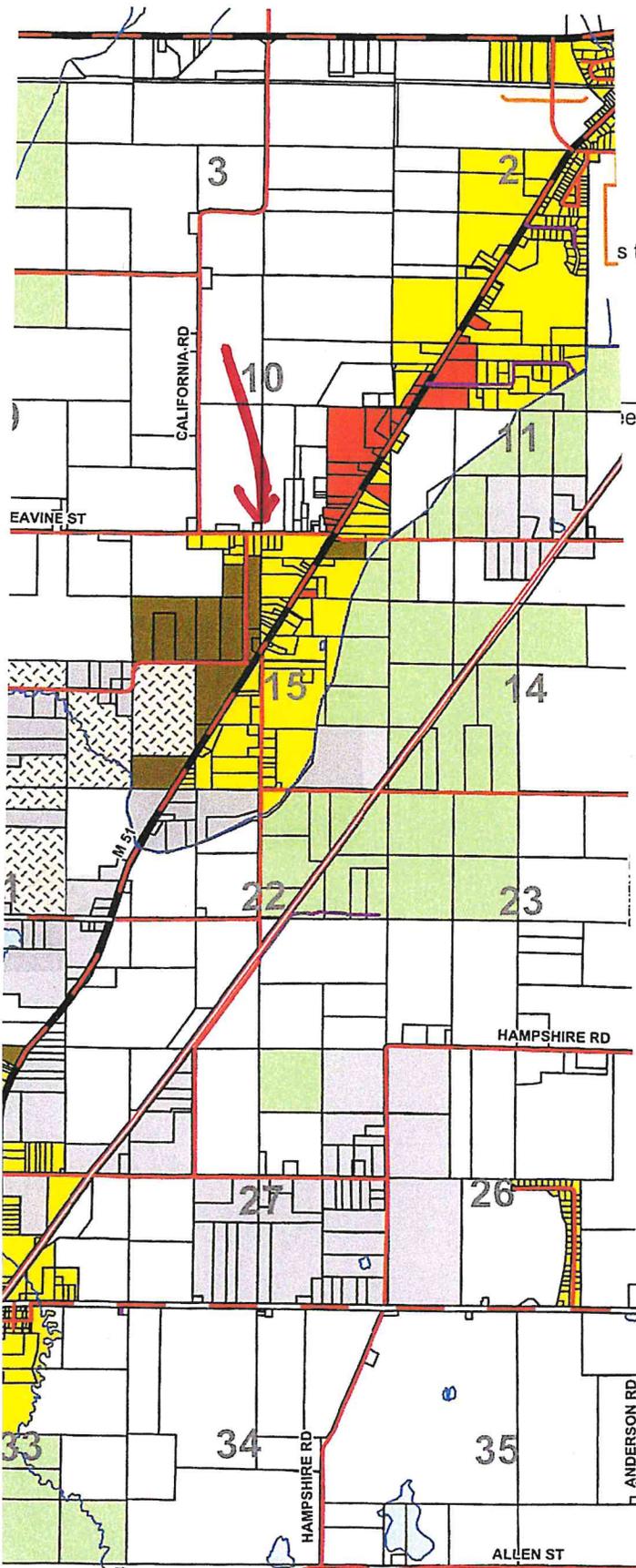
POKAGON TOWNSHIP ZONING MAP

DRAFT: February 20, 2019

I hereby certify that this is the Official Zoning Map of the Pokagon Township Zoning Ordinance adopted on the ____ day of _____, 2019.

De Meiser, Township Clerk

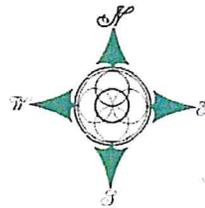
Linda Preston, Township Supervisor



DISTRICT LEGEND

	OSP: Open Space Preservation
	A-1: Agricultural Production
	A-2: Agricultural-Residential
	R-1: Low Density Residential
	R-2: Medium Density Residential
	R-3: High Density Residential
	R-MF: Multiple Family Residential
	R-MHC: Manufactured Housing Community
	C-1: Local Commercial
	C-2: General Commercial
	I-1: Light Industrial
	PUD: Planned Unit Development
	City of Dowagiac
	Bureau of Indian Affairs Trust Properties

*Notes: Any lot existing on the effective date of this Zoning Map, that is both adjacent to Smith's Lake and Smith's Lake Drive, is zoned R-3.



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Cass County
Treasurer's Office / GIS Mapping

Amy Holmes, Property Description Supervisor

(269) 445-4447

DISTRICTS	PURPOSE
<u>RESIDENTIAL DISTRICTS (continued)</u>	
R-MF Multiple Family	1) Provide opportunities for apartment, townhouse and similar multiple family developments to meet the varied housing needs and preferences of current and future residents. 2) See also the "All Districts" purpose statement above.
R-MHC Manufactured Housing Community	1) Provide opportunities for manufactured housing communities to meet the varied housing needs and preferences of current and future residents. 2) See also the "All Districts" purpose statement above.
<u>COMMERCIAL DISTRICTS</u>	
C-1 Local Commercial C-2 General Commercial	1) In the case of the C-1 District, to provide opportunities for commercial uses that primarily address the local day-to-day retail, office and service needs of Township residents and visitors. 2) In the case of the C-2 District, to provide opportunities for commercial uses that primarily address the local day-to-day retail and service needs of Township residents and visitors, and those of a more regional population including the highway traveler. 3) Accommodate and encourage the planned unified and integrated grouping of commercial uses on a single parcel and in coordination with surrounding parcels. 4) Facilitate safe, convenient, and efficient pedestrian and other non-motorized modes of travel within the development including linkages to neighboring commercial uses. 5) Facilitate development that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 6) Safe and efficient vehicular and non-motorized circulation. 7) See also the "All Districts" purpose statement above.
<u>INDUSTRIAL DISTRICTS</u>	
I-1 Industrial Light	1) Provide for a variety of manufacturing and other industrial uses that can be generally characterized as being of low intensity, including comparatively small building sizes, limited public services demands, and the absence of objectionable external affects. 2) Facilitate development that compliments the intended character of the Township through appropriate architectural design and building scale, building materials, setbacks, signage, landscaping, buffering, open spaces and lighting. 3) See also the "All Districts" purpose statement above.
<u>OTHER DISTRICTS</u>	
PUD Planned Unit Development	See Section 3.1, Planned Unit Development (PUD) District.

End of Table 3-1

SILVER CREEK TOWNSHIP

P.O. BOX 464
DOWAGIAC, MICHIGAN 49047
PHONE (269) 424-3025

MICK BRAMAN, SUPERVISOR
JESSICA HONN, CLERK
LORRI BEHNKE, TREASURER

MIKE GLYNN, TRUSTEE
GLENN FEIRICK, TRUSTEE

March 12, 2024

Cass County Planning Commission
120 N. Broadway, Suite 116
Cassopolis, MI 49031

Cass County Planning Commission members:

This letter transmits the proposed rezoning for three parcels for True's Towing. The parcels are:

14-130-036-013-00
14-130-036-012-00
14-130-036-011-00

The Silver Creek Township Planning Commission approved the rezoning at their public hearing on February 28, 2024.

I have included:

- *Cass County Planning Commission Checklist
- *February 28, 2024 public hearing minutes (draft)
- *Public Hearing Notice
- *Ordinance Draft
- *Future Land Use Map

Please let us know if you need anything else.

Would you please place this on the agenda for your next meeting and make a recommendation? Please let us know of your decision so we can place it on our township board agenda.

Sincerely,



Lindsay Krohne, Deputy Clerk



Cass County Planning Commission

CHECKLIST



Dear Local Government Official:

When you send the Cass County Planning Commission material for their review, please use the attached checklist and include it with the other documents that you submit. Thank you.

- Signed cover letter requesting review and summarizing the process which has already occurred.
- Copy of the public hearing minutes.
- Copy of section of Township Land Use Plan that applies to/supports action.
- n/a Copy of section of zoning ordinance, including amendments or supplements, which apply to/support action.
- n/a For an initial zoning ordinance: 8 copies on loan with map(s).
- n/a For text changes (amendments or supplements): those portions affected or a comprehensive summary of the changes and, if affected, the map.
- For petitions for rezoning, a copy of the petition with the map(s) showing: zoning of adjoining properties within 300 ft. for which action was taken and the parcel(s) of consideration and roads need to be clearly identified and labeled. If not included on the petition, the cover letter should indicate acreage, existing zoning, requested zoning, existing use and proposed use.
- yes Does the action taken by the Township concur with the Township Ordinance, Zoning Map and/or Land Use Master Plan for that property? If not, is the request eligible for Zoning Board of Appeals action?
- n/a If any provision of public services is or will be involved, include correspondence from the affected unit expressing its awareness.

**IT IS RECOMMENDED THAT A MEMBER OF THE PLANNING COMMISSION
ATTEND THE COUNTY PLANNING COMMISSION MEETING TO FURTHER
EXPLAIN THE REQUEST AND TO ANSWER QUESTIONS.**

Date: 3-12-24

Signed: Ekrohn

SILVER CREEK TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND MEETING NOTICE

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF SILVER CREEK, CASS COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Silver Creek Township Planning Commission will hold a public hearing and meeting on February 28, 2024 commencing at 7:00 at the Silver Creek Township Hall 32764 Dixon Street, Dowagiac, MI 49047.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said meeting are as follows:

- The request of Silver Creek Township to rezone a three parcels of property collectively addressed as portions of 725 N. Front Street (Parcel Nos. 130-036-013-00; 130-036-012-00' and 130-036-011-00) and operated as part of True's Towing which properties are located on the west side of M-51 north of City of Dowagiac line from the "A/R" Agricultural/Residential district zoning classification to the "C" Commercial District Zoning Classification. Considerations for rezoning are contained in Section 155.275(3) of the Township Zoning Ordinance.
- Such other and further matters as may properly come before the Planning Commission.

Anyone interested in reviewing the application for the above or the Township Zoning Ordinance may obtain a copy of the same by contacting the Silver Creek Township Clerk at silvercreek@sisterlakescable.com during regular business hours of regular business days hereafter 12:00 p.m. on the day of the hearing and may further examine the same at said public hearing/meeting if said meeting is conducted in person. The Township Zoning Ordinance is also accessible via internet at www.silvercreektwpmi.org.

Written comments will be received from any interested persons concerning the foregoing by the Silver Creek Township Clerk at the mailing address or email address below up to 12:00 noon on the date of the hearing and may be further received by the Planning Commission during the hearing.

All interested persons are invited to be present at the aforesaid time and place.

Silver Creek Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the hearing, to individuals with disabilities at the hearing upon four (4) days' notice to the Silver Creek Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Silver Creek Township Clerk at the address or telephone number listed below.

SILVER CREEK TOWNSHIP PLANNING COMMISSION

By: Jess Honn, Township Clerk
Email Address: silvercreek@sisterlakescable.com
Mailing address: PO Box 464, Dowagiac, MI 49047
Township Hall Address: 32764 Dixon St.
Dowagiac, MI 49047
(269) 424-3025
www.silvercreektwpmi.org

MINUTES SILVER CREEK TOWNSHIP
PLANNING COMMISSION MEETING – FEBRUARY 28, 2024

SPECIAL MEETING

Chairman Nick Barnes called the Special Hearing to order at 7:07 p.m. on Wednesday, February 28, 2024.

The Pledge of Allegiance to the Flag of the United States of America was recited.

MEMBERS PRESENT: Nick Barnes, Veronnica Kenreich, Ben Schilling, Tim Feirick, John Joossens, Mike Glynn, Jon Tidey

MEMBERS ABSENT: none

OTHERS PRESENT: Recording Secretary Wendy Colburn, Zoning Administrator Mark Davis

APPROVAL OF THE AGENDA

Motioned by Veronnica Kenreich to approve the agenda for February 28, 2024, as presented.

Seconded by John Joossens with no corrections.

Motion passed unanimously by voice vote.

Agenda approved.

REASON FOR THE SPECIAL MEETING

Veronnica Kenreich read the public notice, saying the reason for the meeting:

The request of Silver Creek Township to rezone three parcels of property collectively addressed as portions of 725 N. Front Street (Parcel Nos. 130-036-013-00; 130-036-012-00 and 130-036-011-00) and operated as part of True's Towing which properties are located on the west side of M-51 north of the City of Dowagiac line from the "A/R" Agricultural/Residential district zoning classification to the "C" Commercial District Zoning Classification. Considerations for rezoning are contained in Section 155.275(3) of the Township Zoning Ordinance. Such other and further matters as may properly come before the Planning Commission.

PUBLIC COMMENT

None – no members of the public present.

PLANNING COMMISSION MEMBER DISCUSSION

Nick Barnes refers members to the review process in the Silver Creek Township Code of Ordinances. Mike Glynn read:

§ 155.275 ZONING ORDINANCE AMENDMENTS.

(A) Initiation.

(1) An amendment to the zoning map, which is adopted as part of this code of ordinances, may be initiated by the Township Board or Planning Commission on a motion by either body, or by a verified application of one or more of the owners or lessees of property within the area proposed to be changed, or by a person authorized in writing by the property owner to submit such application.

(2) An amendment to the text of the Zoning Ordinance may be initiated by the Township Board or Planning Commission on a motion by either body or by a verified application of any person affected by the provision requested to be changed.

(3) Any proposed use not addressed by this chapter shall be subject to the provisions of this section as an amendment to the chapter. The Township Board, upon recommendation of the Planning Commission, shall determine the appropriate district and whether the use shall be a permitted use or special land use.

(B) Procedure for changes.

(1) Applications for zoning ordinance map or text amendments shall be submitted to the Planning Commission upon forms supplied by the township, along with the following:

(a) A legal description of the property to be affected by a proposed change to the zoning map or a typewritten copy of the proposed text amendment, including specific references to the portions of the existing ordinance section and language;

(b) A drawing or map showing, at a suitable scale, the property to be changed by an amendment to the zoning map and the location of properties within 500 feet of the property affected by the amendment;

(c) Payment of a fee in accordance with a fee schedule, as determined by the Township Board from time to time; and

(d) Any other information which may be required by the township.

(2) Before submitting its recommendation to the Township Board, the Planning Commission shall hold at least one public hearing, notice to be given in accordance with the requirements of the Zoning Act, being M.C.L.A. §§ 125.3101 et seq.

(3) The Planning Commission shall transmit a summary of comments received at the public hearing, along with the recommendation of the Planning Commission, to the Township Board. The Township Board may hold additional hearings if it considers it necessary, in accordance with the requirements of the Zoning Act, being M.C.L.A. §§ 125.3101 et seq.

(4) In considering a recommendation for an amendment to the zoning map, the Planning Commission shall consider:

(a) All possible uses within the area requested to be re-zoned and not just those that the property owner requests;

(b) The purposes for which property in the immediate vicinity is zoned;

(c) The Master Plan;

(d) The character of the zoning district, its particular suitability for particular uses, and the general trend and character of building and population development; and

(e) The public services available and the public services needed for the zoned use and the proposed use.

Mark Davis pointed out that the permitted uses are on page 126 of the Silver Creek Township Code of Ordinances. He also mentioned that the property owners may expand in the future as they have purchased property to the north of this property. Although it is not included in this request, he wanted to make members aware of potential future endeavors.

Mike Glynn inquired about the accuracy of the public notice description, as he noticed a difference in the description between the public notice and the Amendment to Silver Creek Township Zoning Ordinance and Map documents. The Letter of Understanding confirmed that the information is correct. He notes that any changes or corrections should be noted in this motion. He also suggested going through the ordinance to ensure that all the proper steps and considerations have been taken.

Mark Davis confirmed that the submitted map is correct.

Ben Schilling wanted to clarify whether all three tax identification numbers should be added since they are noted, but the Amendment only mentions one.

John Joossens asks Mike Davis for clarification if the parcels are all included under the one tax identification number or were they forgotten in the Amendment.

Tim Feirick notes a typo with one of the tax identification numbers, there is a "9" instead of a dash.

Nick Barnes entertains a motion to approve the *Amendment to Silver Creek Township Zoning Ordinance and Map* with the following corrections:

1. Remove the Yaw St. reference in the first paragraph.
2. Correct the following tax identification number, removing the "9" adding a dash.
TIN 14-130-036-013-00
3. Add the following tax identification numbers.
TIN 14-130-036-012-00
TIN 14-130-036-011-00

Moved by Ben Schilling, seconded by Tim Feirick

YES (6): Nick Barnes, Jon Tidey, Tim Feirick, Veronnica Kenrich, John Joossens, Mike Glynn

NO (0): None

Motion to approve the *Amendment to Silver Creek Township Zoning Ordinance and Map* passed by roll call vote.

Tim Feirick motioned to close the Special meeting, seconded by Ben Schilling

All members present approved by voice vote.

Special meeting closed at 7:42 p.m.

REGULAR MEETING

Nick Barnes called the Planning Commission meeting to order at 7:42 p.m.

MEMBERS PRESENT: Nick Barnes, Veronnica Kenreich, Ben Schilling, Tim Feirick, John Joossens, Mike Glynn, Jon Tidey

MEMBERS ABSENT: none

OTHERS PRESENT: Recording Secretary Wendy Colburn, Zoning Administrator Mark Davis

APPROVAL OF THE AGENDA

Motioned by Veronnica Kenreich and seconded by Ben Schilling to approve the agenda for February 28, 2024, as presented.

Motion passed unanimously by voice vote.

APPROVAL OF JANUARY 24, 2024, MINUTES

Motioned by Veronnica Kenreich and seconded by Tim Feirick to approve the Planning Commission minutes of the January 24, 2024, meeting with no corrections.

Motion passed unanimously by voice vote.

COMMUNICATIONS

None

PUBLIC COMMENT

None- no members of the public present

ZBA REPORT

Presented by Ben Schilling

BUILDING AND ZONING ADMINISTRATOR'S REPORT

Presented by Mark Davis

NEW BUSINESS

None

OLD BUSINESS:

Nick Barnes asks members about their stance on the Master Plan, and whether it needs to be updated, revised, or kept the same. During the discussion, some ideas were shared, and Ben Schilling offered to gather members' comments and ideas, and present an outline at the next meeting.

Nick Barnes is also interested in knowing members' opinions on short-term rentals. Members had previously discussed a good neighbor policy. Nick suggested considering the earlier proposal and getting feedback from the township attorney. As the state has not made any progress, the township should investigate the current ordinance and make proper changes if needed.

PLANNING COMMISSION MEMBER DISCUSSION

Members discussed with Mark Davis barndominiums and the current ordinance on accessory buildings. Mike Glynn reminds members to review the bylaws, open meeting act and officer duties, he offered to email copies to those who do not have them. He would also like the meeting minutes to also be more detailed.

ADJOURNMENT

Next Planning Commission meeting March 27, 2024.
Veronnica Kenreich motioned to adjourn Jon Tidey seconded.
Motion passed unanimously.
Meeting adjourned the meeting at 8:17 p.m.

Recording Secretary, Wendy Colburn

Secretary, Veronnica Kenreich

**SILVER CREEK TOWNSHIP
CASS COUNTY, MICHIGAN**

ORDINANCE NO. 24-01

ADOPTED: _____

EFFECTIVE: _____

AMENDMENT TO SILVER CREEK TOWNSHIP ZONING ORDINANCE AND MAP

An Ordinance to rezone certain identified properties on the west side of M-51 from the City of Dowagiac line north on the west side of M-51 from the existing AR Agricultural Residential District Zoning Classification to the C Commercial District Zoning Classification to conform with the current use; to amend the zoning map to reflect the rezoning; to provide an effective date; and to repeal all ordinances or parts of ordinances in conflict herewith.

THE TOWNSHIP OF SILVER CREEK,

CASS COUNTY, MICHIGAN

ORDAINS:

SECTION I

REZONING OF LAND AND MAP AMENDMENT

The following three properties represented by parcel numbers, legal descriptions and generally addressed as 725 N. Front Street which are located on the west side of M-51 in Silver Creek Township from the City of Dowagiac border north are hereby rezoned from the existing AR Agricultural Residential District Zoning Classification to the C Commercial District Zoning Classification in order to conform with the existing use:

- Parcel No. 14-130-036-013-00 Legally described as "COM AT SE COR NE QTR NE QTR, TH N 6 RDS W 26 2/3 RDS, S 6 RDS, E 26 2/3 RDS TO BEG. EX THAT PT WHICH LIES E OF A LINE 50 FT W OF & PARA TO CONST CEN LINE OF HWY M-51. SEC 36" And
- Parcel No. 14-130-036-012-00 Legally described as "COM AT PT 6 RDS N OF SE COR NE QTR NE QTR SEC, N 3 RDS, W 26 2/3 RDS, S 3 RDS E 26 2/3 RDS TO PL OF BEG. EX THAT PT WHICH LIES E OF A LINE 50 FT W OF & PAR TO CONST CEN LINE OF HWY M-51. SEC 36.
- Parcel No. 14-130-036-011-00 Legally described as "COM AT PT 9 RDS N OF SE COR NE QTR NE QTR SEC, W 26 2/3 RDS, N 9 RDS, E 26 2/3

RDS S 9 RDS TO PT OF BEG. EX THAT PT WHICH LIES E OF A LINE 50
FT W OF & PARA TO CONST CEN LINE OF HWY M-51. SEC 36.

The Township zoning map is hereby amended to reflect the rezoning.

SECTION II
EFFECTIVE DATE AND REPEAL

This ordinance shall take effect eight days following proper publication of notice of its adoption in accordance with and subject to Michigan Public Act 110 of 2006. All parts of ordinances in conflict herewith are hereby repealed.

SILVER CREEK TOWNSHIP

Jess Honn, Township Clerk

PO Box 464, Dowagiac, MI 49047

32764 Dixon St. Dowagiac, MI 49047

(269) 424-3025

www.silvercreektwpmi.org

Cass County Road Commission

Board of Commissioners
Sandra Seanor, Chair
Les McClelland, Vice Chair

Jamie Stafne, Member
Kent Clark, Member
Marty Kleva, Member

February 28, 2024

Re: Abandonment Petition, Village of Corey

Dear Cass County Planning Commission:

The Cass County Road Commission has received a petition to abandon the undeveloped streets in a portion of the Village of Cory described as:

All the roads west of and adjacent to lots 19 thru 64 in the Village of Cory, located in Section 36 of Newberg Township, Cass County, Michigan. (see attached maps)

The Board of the Cass County Road Commission shall hold a public hearing concerning the petition to abandon the aforementioned roads during the Board's March 28, 2024 meeting at 9:00 a.m. at the offices of the Cass County Road Commission located at 340 North O'Keefe Street Cassopolis, Michigan 49031.

If you have any questions, please contact Joe Bellina at 269-445-8611.

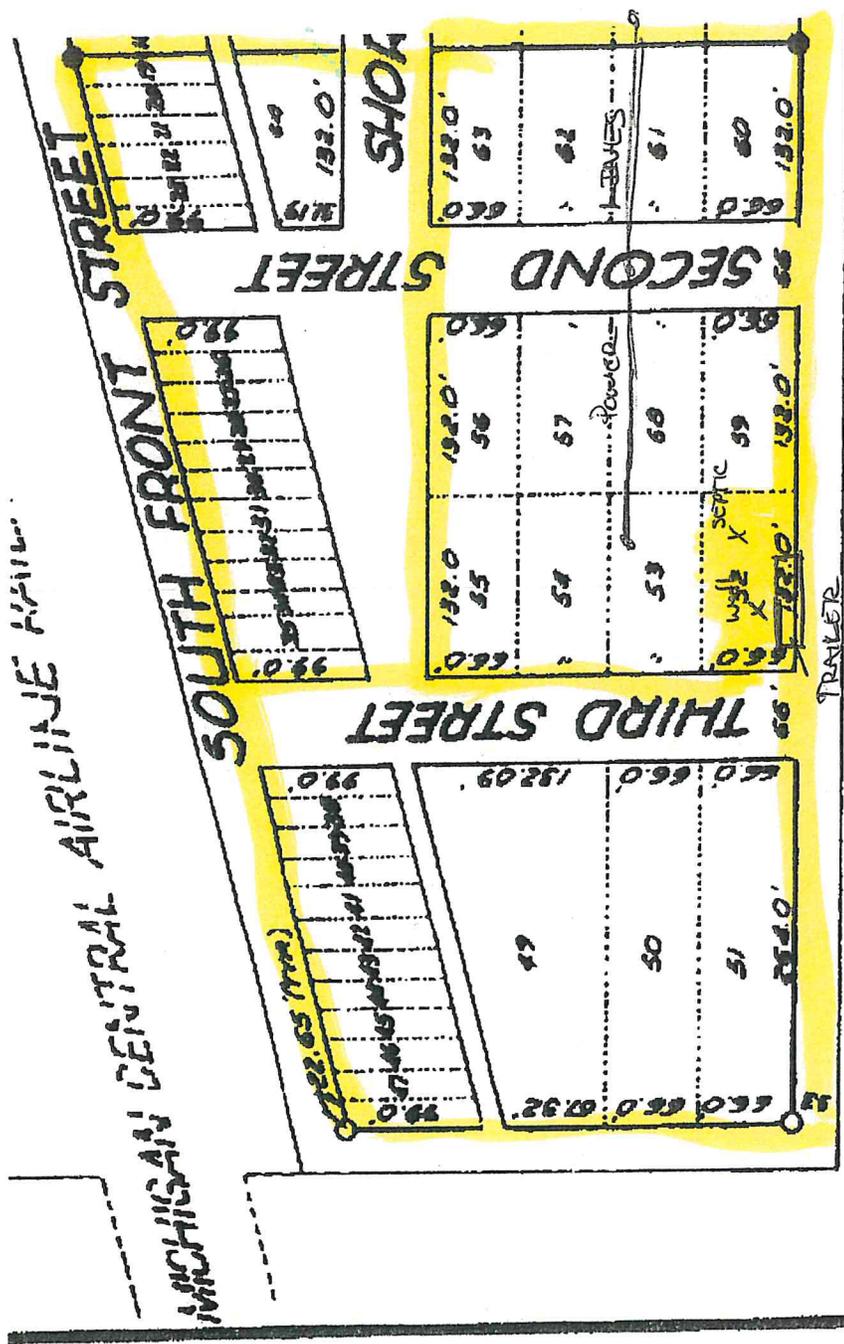
Thank you,

Joseph J. Bellina, III, P.E.



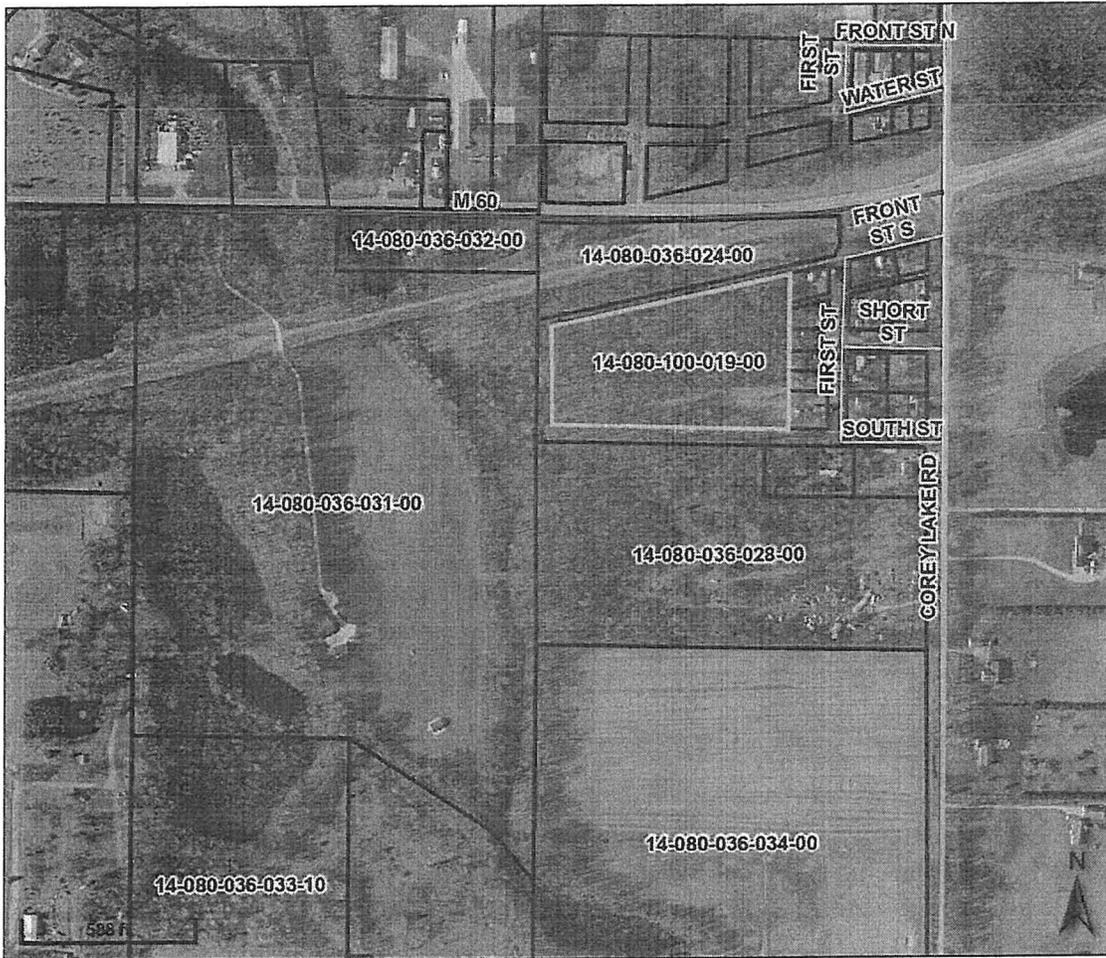
Cass County Road Commission Chief Engineer
340 N. O'Keefe Street Cassopolis, MI 49031
(269) 445-8611 jbellina@casscoroad.com

N

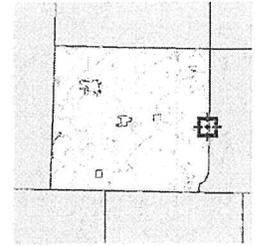


NOTE:~
DISTANCES SHOWN ARE ACCORDING
TO RECORDED PLAT.

Cons 19-64
 4 Ave Street
 1/24/21



Overview



Legend

- Municipalities
- Townships
- Roads**
 - CITY/VILLAGE LOCAL
 - CITY/VILLAGE MAJOR
 - COUNTY LOCAL
 - COUNTY PRIMARY
 - FEDERAL TRUNKLINE
 - STATE TRUNKLINE
 - <all other values>
- Parcels
- Parcel Numbers

Parcel ID	14-080-100-019-00	Alternate ID	n/a	Owner Address	BLACKBURN DAKOTA
Sec/Twp/Rng	100-06S-13W	Class	401 - RESIDENTIAL-IMPROVED		58391 M 40 NORTH
Property Address	10069 SOUTH ST	Acreage	8.0		JONES, MI 49061
	JONES				
District	75050 CONSTANTINE PUBLIC SCH DIST				
Brief Tax Description	. 529 6-13 VILLAGE OF COREY LOTS 19 TO 64, INCL. (Note: Not to be used on legal documents)				

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