



Cass County Planning Commission

*Dan Stutsman
Richard Palmisano
Edwin Johnson III*

*David Kring
Annie File
Char Hiemstra*

*Jayne Bailey
Roseann Marchetti
Dianna McGrew*

Wednesday, May 24, 2023 at 4:00 PM

**Cass County Building
120 N. Broadway
2nd Floor Conference Room
Cassopolis, MI 49031**

Call to Order – 4:00 PM

Approval of Agenda

Approval of Minutes – April 26, 2023

Old Business:

1. Master Plan continued
- 2.

New Business:

1. Pokagon Township – Rezoning request – Karan Manna

Correspondence: Constantine Township -Update current Constantine Township Comprehensive Plan

Other Business:

Adjournment:

-----**POKAGON TOWNSHIP**

PLANNING COMMISSION-----

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

May 4, 2023

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

Dear Commissioners:

During a meeting and Public Hearing held on May 3, 2023, the Pokagon Township Planning Commission made the following recommendation:

To recommend approval of a rezoning request from Karan Manna LLC for Parcel #14-110-028-440-21 from C-1 to C-2 to allow for an auto repair shop pending required permit from Cass County Health Department for septic system.

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.

**CHAIRMAN: ROZANNE SCHERR – 60945 Indian Lake Road - Niles, MI 49120
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 Karen Manna LLC Phone(h) 269-684-0027

Address 60893 M-SI S. 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 TASUANT KADU & RABBU SINGH Phone(h) 734-309-7372 (w) 269-684-0027

Address 2322 Fairways RT E City/State/Zip NILES MI 49120

Property Information:

Address/location 60893 M-SI S Dowagiac MI 49047

Between _____ and _____

Parcel ID Number 14-110- 028-440-21

Current zoning of parcel C-1 Property size 0.73

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?

C

Reason for request Commercial Auto Shop

C-1 to C-2

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

Taswant K
Signature of applicant

Date 3-7-23

Signature of owner if not applicant

Date _____

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 Taswant K Date 3-7-23

BEAL JODY
PO BOX 364
CASSOPOLIS MI 49031

CERES FARMS LLC
1251 N EDDY ST STE 200
SOUTH BEND IN 46617

CERES FARMS LLC
1251 N EDDY ST STE 200
SOUTH BEND IN 46617

JONES REBEKAH M
60923 COMMERCIAL NST
DOWAGIAC MI 49047

KARANMANNA LLC
830 PLEASANT ST
SAINT JOSEPH MI 49085

KARANMANNA LLC
830 PLEASANT ST
SAINT JOSEPH MI 49085

MACKEY DARRELL & TRUDY
MACKEY FAMILY TRUST
60759 M 51
DOWAGIAC MI 49047

MANTKE LARRY H & VICKIE J
2791 MANNIX ST
NILES MI 49120

MOBERG WILLIAM G & CARLENE S
2236 MAPLE LN
NILES MI 49120

RADECKI RANDY
60898 COMMERCIAL ST
DOWAGIAC MI 49047

TINCHER DUSTIN
405 MCOMBER
DOWAGIAC MI 49047

POKAGON TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING – MAY 3, 2023

MEMBERS PRESENT: MARY SCHRADER, JOE SCHERER, KEVIN YOUNG, VICKIE WOOD
ABSENT: ROZANNE SCHERR

OTHERS PRESENT: LINDA PRESTON, JOE TRUE, JASWANT KAUR, M J SINGH

VICE CHAIR, VICKIE WOOD, OPENED MEETING. ROLL CALL: MARY SCHRADER, KEVIN YOUNG, JOE SCHERER, VICKIE WOOD. ABSENT: ROZANNE SCHERR. MOTION BY KEVIN YOUNG, SUPPORTED BY JOE SCHERER TO ACCEPT MINUTES OF MARCH 7 QUARTERLY MEETING. ALL AYES. MINUTES ACCEPTED AS RECORDED. MEETING CLOSED.

VICE CHAIR OPENED PUBLIC HEARING RE: REZONE REQUEST FROM KARON MANNA LLC FOR PARCEL 14-110-028-440-21 (0.73 ACRES) LOCATED AT 60893 M-51 SOUTH, DOWAGIAC, FROM CURRENT C-1 TO C-2 TO ALLOW FOR A COMMERCIAL AUTO REPAIR SHOP.

VICE CHAIR RECOGNIZED M J SINGH AND JASWANT KAUR WHO PRESENTED A LAYOUT OF PROPOSED STRUCTURE. ALL SETBACKS HAVE BEEN APPROVED BY TOWNSHIP BUILDING INSPECTOR SCOTT SAUNDERS. COMMISSIONER JOE SCHERER QUESTIONED IF THERE IS ENOUGH ROOM FOR REQUIRED SEPTIC INSTALLATION AS IT APPEARS THAT THERE MAY NOT BE ENOUGH ROOM BASED ON THE NEW STRUCTURE DRAWING. M J SINGH STATED THAT HE HAS NOT CHECKED WITH HEALTH DEPARTMENT BUT WILL DO SO ASAP. NO FURTHER QUESTIONS. PUBLIC HEARING CLOSED.

MOTION BY KEVIN YOUNG, SUPPORTED BY VICKIE WOOD, TO RECOMMEND APPROVAL OF REZONE REQUEST FROM C-1 TO C-2 (0.73 ACRES) PENDING REQUIRED SEPTIC PERMIT FROM HEALTH DEPARTMENT. ALL AYES.

OTHER BUSINESS: CONDITIONAL USE REQUEST SUBMITTED BY DARREN ROBBINS FOR PARCEL 14-110-028-439-00, AT CORNER OF WELLS AND M-51. PURPOSE OF REQUEST IS TO BUILD A HOUSE, ALONG WITH A LANDSCAPE SALES BUILDING FOR MOUNTAIN BIKES COURSES. PUBLIC HEARING SCHEDULED FOR JUNE 6, 2023 AT 6:00 PM.

NO FURTHER BUSINESS. MOTION BY KEVIN YOUNG, SUPPORTED BY VICKIE WOOD, TO ADJOURN. ALL AYES. MEETING ADJOURNED AT 7:00 PM.



MARY SCHRADER
SECRETARY

Table 3-4¹
SITE DEVELOPMENT REQUIREMENTS¹

All principal land uses and principal buildings shall comply with the site development requirements of Table 3-4 unless otherwise specified by this Ordinance.

See Section 3.8 regarding site development requirements for the Manufactured Housing Community District (R-MHC).

See Section 20.8 regarding development standards for accessory buildings and structures.

See Section 12.3 regarding buffer standards in association with natural resource areas.

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Height	Maximum Lot Coverage	Minimum Yard Setback ⁸		
					Front	Each Side	Rear
OSP Open Space Preservation	10 acres	330 ft. ²	35 ft. ³	10%, but not less than 2,000 sq. ft.	50 ft. ⁵	30 ft. ⁶	50 ft.
A-1 Agricultural Production	40 acres ⁴	660 ft. ^{2,4}	35 ft. ³	10% for lots less than 40 acres, but not less than 2,000 sq. ft.	50 ft. ⁵	50 ft. ⁶	50 ft.
A-2 Agricultural Residential	2 acres	200 ft. ²	35 ft. ³	10% but not less than 2,000 sq. ft.	50 ft. ⁵	30 ft. ⁶	50 ft.
R-1 Low Density Residential	20,000 sq. ft.;	100 ft. ²	35 ft. ³	30%, but not less than 2,000 sq. ft.	30 ft. ⁵	10 ft. ⁶	30 ft.
R-2 Medium Density Residential	10,000 sq. ft.; 20,000 sq. ft. without SS	85 ft. ²	35 ft. ³	30%, but not less than 2,000 sq. ft.	30 ft. ⁵	10 ft. ⁶	30 ft.
R-3 High Density Residential	5,000 sq. ft.; 20,000 sq. ft. without SS	70 ft. ²	35 ft. ³	35%, but not less than 1,500 sq. ft.	20 ft. ⁵	10 ft. ⁶	30 ft.
R-MF Multiple Family	1 acre	150 ft. ²	35 ft. ³	40%	30 ft. ⁵	25 ft. ⁶	30 ft.
C-1 Local Commercial	20,000 sq. ft.	150 ft. ²	40 ft. ³	60%	50 ft. ⁵	20 ft. ⁶	20 ft. ⁷
C-2 General Commercial	20,000 sq. ft.	150 ft. ²	40 ft. ³	60%	50 ft. ⁵	20 ft. ⁶	20 ft. ⁷
I-1 Light Industrial	2 acres	225 ft. ²	35 ft. ³	50%	50 ft. ⁵	25 ft. ⁶	50 ft. ⁷

SS = Sanitary Sewer

See following pages for Table 3-4 Footnotes.

(Table 3-3 continued)

BR = Use Permitted By Right S= Special Land Use¹ -- = Prohibited Use

PRINCIPAL USES		ZONING DISTRICTS				
		C-1	C-2	I-1	R-MF	R-MHC
Uses of a Primarily Commercial or Business Character¹ (continued)						
23	Offices of an executive, administrative, clerical and similar character, in which the principal function of the office does not entail on-site visits by customers.	BR	BR	—	—	—
24	Outdoor commercial recreation such as miniature golf courses, go-cart tracks, batting cages, and outdoor theaters.	—	S ¹	—	—	—
25	Personal service establishments that perform services on or off the premises such as appliance repair, shoe repair, upholstery repair, hair salons, photographic studios, laundry and dry cleaners, plumbing and electrical services, printing and reproduction, pet groomers, packaging and mailing/delivery services, and similar services.	BR	BR	BR	—	—
26	Restaurants, limited to standard, cafeteria and delivery service/take-out restaurants.	BR ²	BR ²	—	—	—
27	Restaurants other than those noted in the above line including drive-through and drive-in restaurants.	S ¹	S ¹	—	—	—
28	Sale and rental of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow, and the accessory servicing and repair thereof.	—	BR	BR	—	—
29	Service stations.	—	S ¹	S ¹	—	—
30	Sexually oriented businesses.	—	S ¹	—	—	—
31	Taverns.	S ¹	S ¹	—	—	—
32	Vehicle / car wash facility.	—	S ¹	—	—	—
33	Vehicle and equipment service and repair.	—	S	BR	—	—
34	Veterinarian clinics.	BR	BR	—	—	—
35	Wireless communication facilities ³	S ¹	S ¹	S ¹	S ¹	S ¹
Uses of a Primarily Industrial Character¹						
1	Assembly of electrical appliances, electronic instruments and devices, including the manufacture of small parts such as computer parts.	—	—	BR	—	—
2	Crematoriums.	—	—	S ¹	—	—
3	Junkyards and salvage yards.	—	—	—	S ¹	S ¹
4	Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. "Previously prepared materials" are materials processed, manufactured or created at another location and transported to the parcel in this District for assembly into new products.	—	—	BR	—	—
5	Manufacturing, compounding, processing, treatment, fabrication or packaging of such products as: drugs, perfumes, pharmaceuticals, toiletries, bakery goods, candy, ceramics, clothing, jewelry, instruments, optical goods, hardware and food products.	—	—	S ¹	—	—
6	Monument and art stone production and sales.	—	S ¹	BR	—	—
7	Plastic molding and extrusion.	—	—	BR	—	—
8	Printing and publishing.	—	BR	BR	—	—
9	Production, processing or testing utilized in product prototyping.	—	—	BR	—	—

Table 3-3 Continued Next Page. See End of Table for Footnotes.

-----**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 Karan Manna LLC for Parcel #14-110-028-440-21, 0.73 acres, located at 60893 M-51 South, Dowagiac, Mi currently zoned C-1 to be rezoned to C-2 to allow for a commercial auto shop.

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

On Wednesday, May 3, 2023 at 6:00 p.m. a PUBLIC HEARING will be held on this petition in the Pokagon Township Hall.

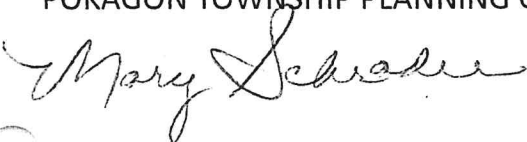
THIS NOTICE IS FOR THE PURPOSE OF GIVING YOU, AND EVERY OTHER NEIGHBOR-IN-INTEREST, AN OPPORTUNITY TO EXPRESS YOUR VIEWS IN SUPPORT OF OR IN OPPOSITION TO THIS PETITION.

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.

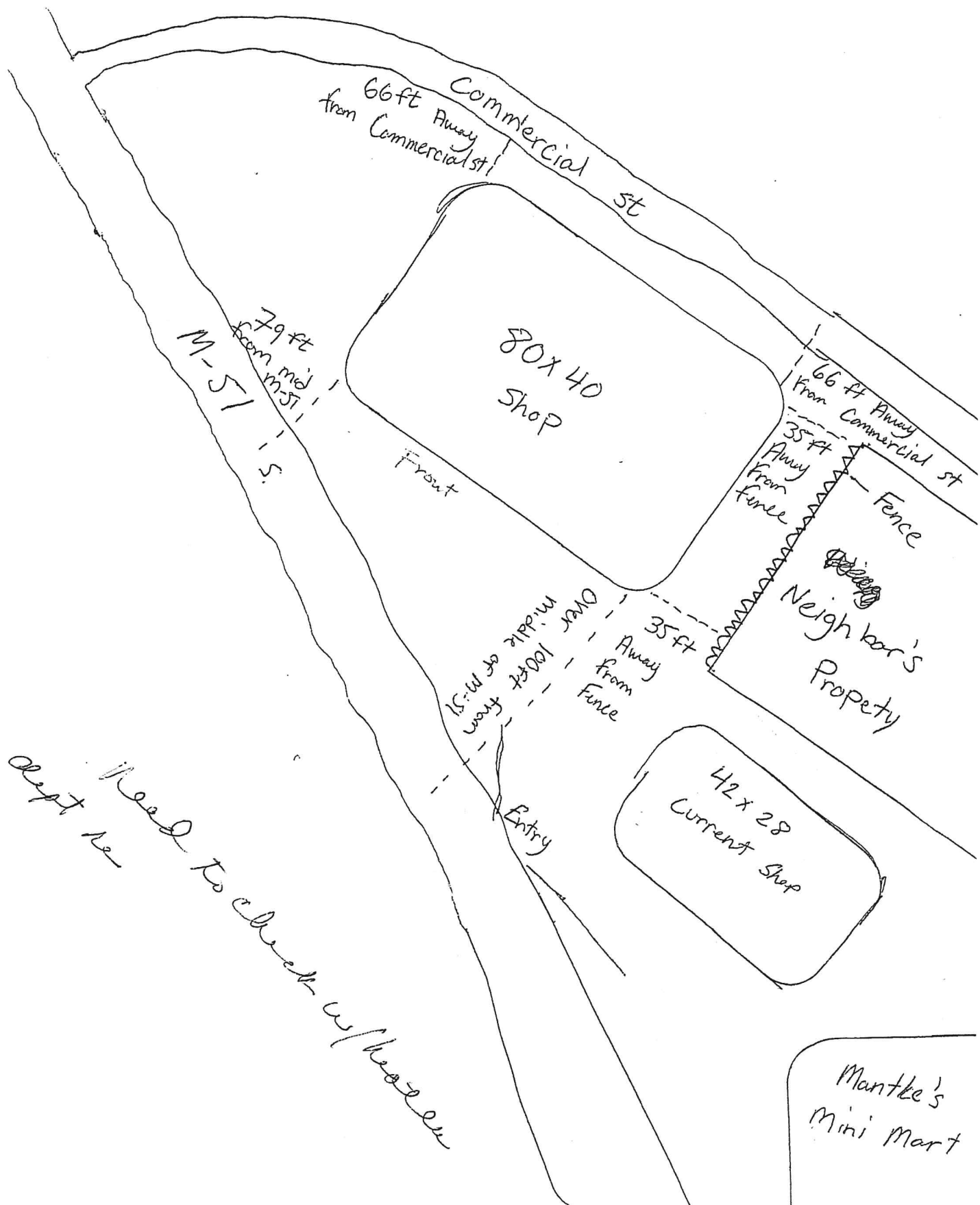
If you have any questions concerning this case or wish any further information, please call Township Supervisor Linda Preston at 269.782.3918.

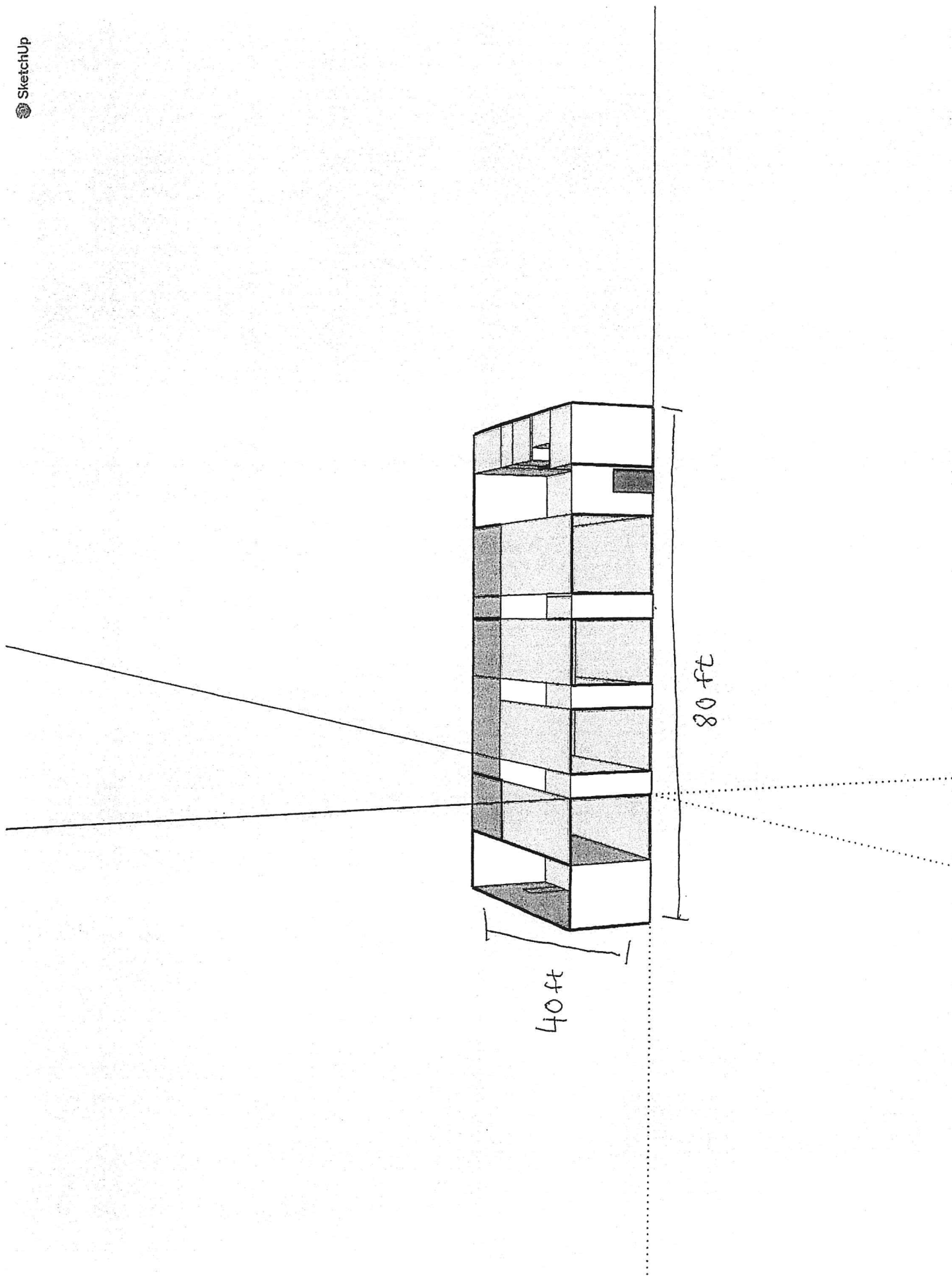
POKAGON TOWNSHIP PLANNING COMMISSIONERS



Mary Schrader, Secretary

CHAIRMAN: ROZANNE SCHERR – 60945 Indian Lake Road - Niles, MI 49120
SECRETARY: MARY SCHRADER – 32975 Peavine Street – Dowagiac, MI 49047





CONSTANTINE TOWNSHIP

**165 Canaris Street
Constantine, MI 49042**
www.constantinetwp.com

RE: Notice of Intent to Update the current Constantine Township Comprehensive Plan

Pursuant to the Michigan Planning Enabling Act 33 of 2008, we are providing you our official notice that we intend to begin updating the Constantine Township Comprehensive Plan. In accord with this act, we are required to provide you notice and request your cooperation and comment.

We anticipate preparing the plan within the next 4 months. We invite you to attend and participate in one or more of our meetings, if you so choose.

Pursuant to this law, we will provide you a digital copy of the draft document for review and would ask that you provide us comments to be entered into the public hearing records.

Please feel free to contact Mike Haydon, Chairperson Constantine Township Planning Commission at 269-435-8505 or Douglas Kuhlman, Zoning Administrator at 260-651-3130 with any questions and to confirm your desire to participate in the process. Written comments concerning the above matter may be submitted to the Zoning Administrator at 65656 Burg Road, Sturgis, MI 49091.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Haydon', with a long horizontal flourish extending to the right.

Mike Haydon, Chairperson
Constantine Township Planning Commission