

Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for September 23, 2008
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

Chairman **Birkes** called the meeting to order at 7:00 PM

Roll Call:	Chairman: Jim Birkes – Present	Asst Chairman: Barry Gooding - Present
	Secretary: Jackie DeZwaan – Present	Commissioner: Sally Howard – Present
	Commissioner: Dawn Soltysiak – Absent	Board Trustee: Terry Looman – Absent

Also present was Zoning Administrator Tasha **Smalley**

II. General Public Comment - None

III. Correspondence

Letter from LSL Planning, Inc. dated September 8, 2008 replacing previously assigned planner (Brenda **Moore**) with Steven Van **Steenhuysen**, Senior Planner in their Grand Rapids office.

Letter from Saugatuck Township Planning Commission (STPC) dated September 4th, 2008, requesting the Ganges Township Planning Commission (GTPC) review of their draft proposal for a Subarea Plan for the Central Lakeshore Area of Saugatuck Township.

IV. Administrative Update

- A. **Township Board (TB) – Trustee Looman** (Absent – no report)
- B. **ZBA – Commissioner Gooding** (Nothing to report)
- C. **Zoning Administrator – Administrator Smalley** (Nothing to report)

V. Business Session

A. Approval of Minutes

8/21/08 – Motion by **Birkes** to approve the minutes from the August 21st, 2008 Special Meeting with corrections as noted. Seconded by **Howard**. Motion approved unanimously.

8/26/08 – Motion by **Howard** to approve the minutes from the August 26th, 2008 Regular Meeting with corrections as noted. Seconded by **DeZwaan**. Motion approved unanimously.

8/28/08 – Motion by **Howard** to approve the minutes from the August 28th, 2008 Special Meeting with corrections as noted. Seconded by **Gooding**. Motion approved unanimously.

B. Approval of Agenda

Motion by **Gooding** to approve the agenda with the Addition of “Discussion regarding the Saugatuck Township letter” to “Other business” item # 2.

Motion by **Birkes** to amend the agenda by moving “Other business” item #1 to C. Old Business, and move Zoning Ordinance Update Project to Item #2 under C. Old Business. Seconded by **Howard**. Motion carries unanimously.

C. Old Business

- 1. **Discussion regarding the Saugatuck Township Planning Commission (STPC) letter dated 9/4/2008**

Birkes explained that it's a requirement to notify adjacent townships when there is a change being made to the Zoning Ordinance. **Birkes** will send a memo thanking them for the opportunity to review the proposed change, noting that nothing seems to be inconsistent with the plans and goals of Ganges Township.

2. Zoning Ordinance Update Project

Howard expressed her concern after receiving the letter from LSL tonight and shared the frustration of fellow PC members that the next section for review "Districts" has not been received as promised, adding that it will take some time for the PC to review them. She will follow up with LSL, and make sure that the "Districts" section is sent out to everyone ASAP!

Sub-Committee has been formed: **Birkes & Soltysiak** to review Section 14.06 "V" Open Space (Cluster) Development portion of the ordinance, **DeZwaan** and **Gooding** will review the Fences and Signs portion of the ordinance and **Howard** will review Section 14.06 "EE" Wireless communication towers over 75'. Upon completion the sub-committees will make recommended changes to the PC.

Howard will request more information on Section 14.06 "L" Day Care Facilities and Section 14.06 "R" Hotels and Motels from our LSL Representative.

The Planning Commission continued the review of the Zoning Ordinance, reviewing Article 15 "Nonconformities" Section 15.01 Nonconforming uses, structures and lots.

The PC discussed the next steps in the process of the Zoning Ordinance Review:

- The PC will review "Districts"
- All proposed changes will be forwarded to LSL where they will insert them into the Zoning Ordinance.
- The TB and the PC will receive the newest document with the proposed changes and a joint meeting will be scheduled with the TB and the PC.
- Then the Public Hearing will be scheduled.

D. New Business

1. Other business that may come before the Commission

Reimink asked **Smalley** how she currently issues a "stop work order". She posts the stop work order at the jobsite, and that begins the legal proceedings of the violation that has occurred.

VI. Work Summary & Future Meeting Dates

The next Special Meeting will be held on Thursday, October 23rd at 7:00 pm at the Ganges Township Hall
The next Regular Meeting will be held on Tuesday, October 28th at 7:00 pm at the Ganges Township Hall

Birkes noted that he will be absent from both October Meetings.

VII. General Public Comment

Recording Secretary **Hall** thanked the PC for all that they do for our township, adding that she has a new appreciation for public service. She introduced her replacement Diana VanDenBrink, wishing her much success!

VIII. Adjournment

Motion by **Howard** to adjourn this regularly scheduled PC meeting at 9:15. Seconded by **DeZwaan**. Motion approved.

Respectfully submitted,
Ronda J. Hall
Ganges Township Recording Secretary