

**Ganges Township planning Commission  
Special Meeting Minutes FINAL for August 30th, 2007  
Ganges Township Hall  
119<sup>th</sup> Avenue and 64<sup>th</sup> Street  
Fennville, MI, Allegan County**

I. Chairman **Gooding** called the meeting to order at 7:00 PM

**Roll Call:** Chairman        **Barry Gooding** – Present  
Secretary:        **Jim Birkes** – Present  
Commissioner: **Jackie DeZwaan** – Present  
Commissioner: **Sally Howard** – Present  
Commissioner: **Ed Reimink** – Present  
Commissioner: **Dawn Soltysiak** – Present  
Board Trustee: **Terry Looman** – Present

II. **General Public Comment**

III. **Approval of Agenda**

Motion by **Soltysiak** to approve the agenda with additions, seconded by **Howard**. Motion approved.

IV. **Business Session**

A. **Ordinance Implementation Strategy**

A. **Bid Package Committee – Howard**, Chair, with **DeZwaan**, and **Gooding**

The committee distributed a bid package to the board on 8/28/07. The committee put together a standard Request for Proposal (RFP) to be sent to **Michigan Township Services (MTS), Williams & Works, Langworthy, Strader, LeBlanc & Associates, Prien & Newhoff** and a copy of the package will be sent to **McKenna and Associates** for their review. We tell them what we want, we tell them what we expect in terms of deliverables (including specific items), we tell them what the time frame is, we tell them what kinds of help to expect from the Planning Commission, and we make sure that they understand their process i.e. the deadlines, when the PC will make a decision, etc. **Howard** noted that the bid package needs to come from the township board.

The proposed draft letter “Request for Proposal” was reviewed by the board in preparation of submittal to the Township Commission. The committee will take the recommendations from the Commission into consideration, and rewrite the letter as agreed.

B. **Commercial Committee – Birkes**, Chair, with **Looman** and **Soltysiak**

The committee recommended to the PC that once we have a “Planner” hired that we ask for their professional guidance in rewriting the Commercial Zoning, and definitions. The committee will meet again to define what they need help with.

B. **PUD Amendment Committee – Soltysiak**, Chair

**Soltysiak** read emails that were exchanged between her and Greg **Milliken, McKenna & Associates**, regarding questions that the PC had at the last special meeting. The draft copy, dated 8/21/07 has all of the recommended changes of **Milliken** as well as the changes that the PC indicated at the last special meeting. The PC agreed that they are ready to go to the Public Hearing with the “revised” PUD Ordinance.

C. Manufactured Home Park Committee – **Howard**, Chair, with **Reimink**

**Howard** handed out a revised ordinance with recommended changes based on the act and the rules promulgated under that act. Everything that has been stricken was done because it's already part of the ordinance. **Howard** noted to the PC that state mandates the Manufactured Housing Community very closely. **Howard** will email **Milliken** requesting his recommendation on the minimum square footage of 960 sq. ft. which is the minimum that our ordinance currently states as the minimum.

D. Site Condominium Committee – **DeZwaan**, Chair with **Birkes**

They reviewed 4 different drafts, and decided on one version that was the most appropriate ordinance for the committee to start with. They then went through the ordinance to amend it to be specific to Ganges Township appropriate language. The PC reviewed the document presented to them, and made recommendations for additional changes.

E. Other Business That May Come Before the Commission

**Gooding** addressed the PC with concern regarding the **Henry** Site Condominium project as presented on 8/28/07. At the end of the presentation Calvin **Becksvoort P.E.** requested permission to contact the township attorney, through **Birkes**, at his expense. It is the opinion of the PC that the township attorney is there to support the township. The PC agreed that **Becksvoort** should be redirected to seek his own legal council, and questions should go from his attorney to our attorney. **Birkes** will call **Becksvoort** to explain the decision of the PC.

V. Future Meeting Dates

Regularly scheduled monthly meeting will be on September 25<sup>th</sup> at 7:00.

VI. General Public Comment

Ronda **Hall** (6691 120<sup>th</sup> Avenue) Recording Secretary, asked the PC if they have considered a time ~~time~~ of “not to exceed time” as far as how late a meeting can last. The Commission acknowledged that they need to try to hold presenters and public comments to the designated allotted time.

VII. Adjournment

Motion by **Looman** to adjourn this regularly ~~regularly~~ *special* scheduled ~~scheduled~~ PC meeting at 9:35. Support by **Howard**. Motion approved.

**Respectfully submitted,**  
**Ronda J. Hall**  
**Ganges Township Recording Secretary**