

Ganges Township Planning Commission
Regular Monthly Meeting Minutes APPROVED for June 28, 2016
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

Chair **DeZwaan** called the meeting to order at 7:00PM.

Roll Call: Chair: Jackie **DeZwaan** – Present Secretary: Phil **Badra**-Absent

Vice-Chair: Roy **Newman**-Present Commissioner: Charlie **Hancock** –Present

Board Trustee: Barry **Gooding**-Present

Zoning Administrator Tasha **Smalley** was also present.

II. Additions to the agenda and adoption

Motion was made by **Gooding** to accept the agenda as presented. Motion was seconded by **Newman**. Motion passed.

III. General Public Comment-None

IV. Correspondence and upcoming meetings/seminars

DeZwaan had copies of letters sent by **Smalley** to **ToDo LLC, KLC** and **Mr. Moeller** concerning sand mining. She also had a copy of an email sent by **FORWARDED FROM the Township Board** to **FROM Eric Pennebaker**.

V. Public Hearing – Zoning Ordinance Amendments

The Public Hearing was opened at 7:02PM by Chairperson **DeZwaan** concerning the Special Land Use, **Virtue Holdings LLC** at 2180 62nd Street – parcel#0307-011-001-00.

Bob Quinlan – VP of Operations represented **Virtue Cider**. Several members of **Virtue** were present and introduced to the **Planning Commission** members. **Mr. Quinlan** stated that they had come to the **PC** with an Amended Site Plan, which included additions to the original plan. They were asking for approval of Cider House #3 and relocation of Cider House #4.

Allen Meeusen – 2381 62nd Street voiced support for **Virtue** stating that it was good to see **Virtue's** endeavor to expand. The Public Hearing was closed at 7:07PM.

VI. Approval of May 24, 2016 minutes – Motion by **Newman** to approve the May 24, 2016 regular meeting minutes with corrections. **Hancock** seconded the motion. Motion passed.

VII. Old Business-None

VIII. New Business- Special Land Use – Virtue Holdings LLC

Virtue is asking for proposed additions/revisions to their previously approved hard cider making facility. **Hancock** asked for clarification of exactly what changes were being asked for. **Virtue** representatives stated the Cider House #3 is new, Cider House #4 would be a change in location, change for a driveway, greenhouse in new, cheese caves are new but a 3-5 year goal which would be used mainly for cold storage. **DeZwaan** had an issue with the cheese caves. Is cheese coming in from another source? There would be licenses and inspections required. The greenhouse is already there, there was a question about approval **COMPLIANCE TO THE APPROVED PLAN**. The cheese caves may be a long range goal, but before anything is built permits would be required.

The relocation of Cider House #4 creates a self-imposed problem with the setbacks. This would need to be moved to the 200' setback. There was a lot of discussion as to why this was not changed before the drawings were submitted. This discussion included the interpretation of how the Ordinance read in regard to being next to Res and Res/Ag. In order to move forward with the Site Plan new drawings would need to be submitted to show all the changes and they need to be

complete. **Hancock** had a question about handicap access to the amphitheater, any issues would be addressed with the changes that will be done.

DeZwaan asked about the retail shop- this would be included in the 5000sq.ft. ancillary building with the tasting room being moved to Cider House #3. The existing building would be used for production/storage. **Hancock** had some difficulties locating the tasting room when he visited the location. There are new double-sided signs coming and hopefully will be in place by the end of July.

Badra had submitted questions in writing regarding the chickens on the property. These are free range with a coop available for them in an existing barn.

DeZwaan asked about the location of the fence for the pigs. The drawing presented appeared to show the water treatment area within this fence. This is an old fence line and will be updated in the new drawings. It is not in conflict with the water treatment area. The walking path also shows within the fence for the pigs, this is also wrong on the map and will be updated. **DeZwaan** stated that all of these changes need to be shown on the new drawings and the narrative will also need to be clarified.

DeZwaan stated that all bathrooms would have to be ADA compliant. She asked if well #1 is currently in use. It does not exist at this time. The Storm Water Management information was received at the meeting so the **PC** would need to have time to review. There was also some differences as to the Site plan in the package and what had been received by the **PC** members earlier.

There were questions and concerns about the run-off ponds being near where people would have access to them.

Would there be a fence? **Virtue** representatives stated that the grass was tall and they are not seen. **Gooding** asked how much water is being used and if any recycling is being done. **DeZwaan** asked about any chemicals that are used to clean the equipment and how are they disposed of. The waste water goes to a septic system which is pumped out by a contractor and taken away to be recycled. There are no hazardous materials on the property, but even organic chemicals need to be stored properly. Oxidizer boxes can be obtained. This needs to be added to the narrative for the Site Plan.

Newman questioned access for the fire department near fuel tanks. He stated that even the waste tanks need to have something to neutralize any leakage problems. All requirements to comply will be taken care of.

DeZwaan stated when she visited the site that she saw totes of pumis outside. Even though the intent for this pumis to be used by local farmers, if it is not removed timely it could create a problem. **Virtue** stated that Chef container takes this away if too much is left. A screened dumpster site may be appropriate. Cider House #4 would need to have a screened dumpster area. All non-movable structures would need to be shown on the Site Plan. All of this information also needs to be added to the narrative for the Site Plan.

Light fixtures are 100% cutoff- all downward showing so they are not seen straight on.

Special Events – there is no commercial kitchen allowed. Events would need to be catered. There was a lot of discussion about the purchase of a STFU-a ~~mobile kitchen/concession trailer~~ SPECIAL TRANSITORY FOOD UNIT. Would it be kept on the property, moved to an out of way area when not in use and location of this storage would have to be included on the Site Plan. This could not be used for daily concessions. Any events would need to be catered and outdoor events would also need a permit obtained from the **Township Board**.

Badra submitted a question about the manure management according to GAAMPS. **Missy Corey** stated that animals are fenced in and in a barn for the winter.

DeZwaan asked about the grafting of trees, growing of flowers and herbs. If any of this is sold Virtue would need to be licensed and inspected. She had been in contact with the **MDARD** and will share that contact with **Virtue**.

Badra asked about the sign on 122nd Avenue. This has been removed and will be taken off of the Site Plan.

DeZwaan recommended that the **PC** table deliberations concerning **Virtue HoldingsLLC** Site Plan until the July meeting so that all changes can be made on the Site Plan map. **Gooding** asked about having the **Township Attorney** look at the Cider House #4 setback issue. **Virtue** stated that they would move the building back to the required 200' setback and adjust the other buildings accordingly. The **PC** members decided to continue ~~with the question to the Township Attorney for any future questions~~ AND HAVE BADRA ASKE THE TOWNSHIP BOARD TO APPROVE CONTACTING THE TOWNSHIP ATTORNEY REGARDING ANY FUTURE SLU WINERY REQUESTS. ONCE THE TOWNSHIP BOARD GIVES THEIR APPROVAL, BADRA WILL CONTACT THE TOWNSHIP ATTORNEY.

Items to be adjusted: Move Cider House #4 to the 200' setback, show hot wire fence delineation, above ground water treatment, chemical handling to be added to the narrative, dumpster near Cider House #4 to show future placement,

show path to caves, remove entry road sign, show fence at building #1, recount parking spaces. Permits needed – all future license or permits need to be stated in the narrative and given to PC. Clarification will be needed concerning the selling of herbs.

Corey asked a question about the kitchen issue, concerning a creamery. **Virtue** will look at this again as it is a future plan.

All of the updated information will need to be submitted to **Smalley** two weeks before the next July meeting.

DeZwaan made a motion to postpone any further deliberations concerning **Virtue Holdings SLU** to the next July 26th, 2016 meeting at 7:00PM. **Gooding** seconded the motion. Motion passed. **Virtue** will contact **Smalley** to get all the information needed.

IX. Administrative Updates

a. **Township Board-Gooding** stated that the **Township Board** met on June 16, 2016. They will meet again on June 29th, 2016 to go over Ordinance amendments. At the June 16, 2016 meeting the 121st Avenue road end abandonment was given to the **State of Michigan DEQ**. They have 30 days to decide to keep this road end. If they do not, it would revert back to the parties on each side of the road. There was discussion as to the enforcement issue in Glenn with **Dr. Bastow's** office, which is still a clinic without authority. On or about July 10, 2016 the **Township** can go onto this property and make the corrections that are needed to comply with the Ordinances. This will also be addressed at the June 29th **Township Board Meeting**. The **Foster** lawsuit is moving forward. Graveling bids were discussed. And the unsightly problem on 120th Avenue will be dealt with on or about July 8th, 2016.

b. **Zoning Board of Appeals-Newman** stated that there had not been any meetings to report.

c. **Zoning Administrator – Smalley** reported on several items:

ToDo LLC was sent a letter again. **Moeller** has been contacted about the sand mining. **Broe's** have reportedly taken 1,800 sq. ft. of sand. It was stated by **Gooding** that there may have been more contractors hauling out of this property. **Smalley** will look into this. The camper on 122nd Avenue is now gone. **DeZwaan** asked if there had been another **Top Grade** report received yet. There was also concern about a garage built on the lake shore and being occupied.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, July 26, 2016 and August 23, 2016.

XI. General Public Comment

Eric Pennebaker-1776 68th Street, asked if there are defined property setbacks for a SLU. Each one has parameters that need to be met. He also stated that he did not see a definition for Residential use. **DeZwaan** stated that use is based on Zoning. Our tiered zoning complicates this. A commercial kitchen is not allowed in the Res/Ag district. The **Township Board** will look at proposed Amendment changes at their June 29th meeting.

Allen Meeusen – 2381 62nd Street – appreciated seeing the safety considerations that the **PC** took with the run-off ponds on **Virtue**. He also stated that the **Department of Ag** will print a permit from their truck, it is easy and quick. He also felt that if **Virtue** were to open a restaurant in a proper Commercial district it would be good for the Township.

XII. Adjournment

Motion was made by **Newman** and supported by **Gooding** to adjourn. Motion carried unanimously. Adjourned at 9:30PM.

Respectfully Submitted

Diana VanDenBrink

Ganges Township Recording Secretary

