

Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for October 23, 2012
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: Chairman: Jackie **DeZwaan** – Present Secretary: Phil **Badra**-Present
Vice-Chair: Roy Newman - Present Commissioner: **Roy Newman**-Present
Commissioner: Charlie **Hancock** –Present Board Trustee: Barry **Gooding**-Present
Zoning Administrator Tasha **Smalley** was present.

II. Additions to the agenda and adoption

Motion to accept the agenda as presented by **Badra**, seconded by **Newman** .Motion passed.

III. General Public Comment

None

IV. Correspondence and upcoming meetings/seminars

Planning Commission Basic Training – October 25, 2012

V. Public Hearing -Master Plan Amendment

The Public Hearing was opened at 7:05PM with **DeZwaan** asking the public for any questions.

Jim Birkes-2344 70th Street asked about a typo on the Table 9 on page 15 questioning if there was to be a decimal point on the Res/Ag acreage. As printed it is 10721, he thought maybe it was to be 1072.1, but **DeZwaan** pointed out that it is the largest district in the Township and felt that this was not a typo, but correct. **Birkes** also felt that the Commercial Districts were not clear and was not sure what was being done in this area. **DeZwaan** said they were trying to tie it all in with the Zoning plan. **Badra** said General and Corridor Commercial were the same and all Commercial was Mixed Use. **Birkes** asked why not go to tiered zoning. Without knowing the history of the changes he felt it would be confusing. **Hancock** said that he understood that the Corridor would stay commercial, but the General Commercial districts could change. With no further comments the Public Hearing was closed at 7:20PM.

VI. Approval of August 28, 2012 minutes

August 28, 2012- Motion by **Badra** to approve the August 28, 2012 Regular Meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business

None

VIII. New Business

a. Deliberation and decision of Master Plan Amendment

Badra stated that it needs to be clarified if the Corridor Commercial changed to Mixed Use Commercial. **DeZwaan** said there is no definition for the Mixed Use. **Gooding** said this was the difference with the past Chair wanting to take Mixed Use out. **DeZwaan** said the problem was there is no room for expansion. There is no difference in the Mixed Use/Commercial setbacks, PUD's are encouraged in the Planning Act in the Mixed Use but our does not. The Master Plan does not change zoning, it is used to show what the Township would like to see happen in the next 10 years. The Master Plan is the backbone to support Zoning. **Badra** said the Corridor/General Commercial were not a lot different from the previous wording and wondered why it was confusing. **Birkes** stated that previously they were spelled out as two different objectives. The Mixed Use was a District that would provide areas that people could live, work, play in the same area. **Badra** said that there were some page number changes that will need

to be done before it goes the the Township Board.

Motion was made by **Gooding** to adopt the Master Plan Amendment as drafted. It was seconded by Badra. Roll call vote was as follows:

Hancock – Yes	Badra – Yes
Newman – Yes	DeZwaan – Yes
Gooding – Yes	

Motion passed.

Smalley asked if this motion and approval also included any changes on the maps that are included.

DeZwaan stated that it did. **Gooding** also asked that the maps will be included in the back of the Master Plan. **DeZwaan** said that it would and that the "re" was one map missing, the topography map which hasn't changed, but it will be included, along with the acknowledgement page.

DeZwaan asked **Badra** to let the Township Board know that the Planning Commission had approved the Master Plan Amendment. **Badra** will meet with **Yonkers** to make the changes needed.

IX. Administrative Updates

- A. Township Board-**Gooding** stated at the October 9 Township Board Meeting they discussed the status of updating assessment records, looking at those that did not obtain permits before work was done, and a request for a firefighter/1st responder training.
- B. Zoning Board of Appeals – **Newman** stated that there had been one request for a variance for **Carma Miller** in Glenn. It was a request for a setback variance/Accessory building. The request for the variance was granted.
- C. Zoning Administrator – **Smalley** stated that she had several questions and asked if she could submit a memo with these items for the Planning Commission to address at the next meeting. She felt these things were items that needed to be brought to the PC attention. She had also heard from a property owner along a private road near Pier Cove. This road needs to be upgraded and the owner has hired an engineer.

X. Future Meetings Dates

The next Regular November meeting will be held on Tuesday, November 27th. The December meeting would fall on Christmas, so it will not be held. If there is no business for November it could also be canceled.

XI. General Public Comment

Bob DeZwaan-2259 68th Street – Addressed his question to **Tasha Smalley**. The Private road mentioned in her report- would the owner need to have a road agreement. **Smalley** stated that they would. In the road agreement some one is responsible. They would need to have a maintenance agreement also. If it were sold it would need to be recorded. He also asked about the 24 foot wall requirements. He was concerned about the gun shop on M-89 that has become a residence. If there are requirements then the Planning Commission needs to be backed up and this residence would not comply. **Gooding** added that some feel this 24 foot wall requirement is wrong and needs to be addressed, also looking at this could affect setbacks.

Jim Birkes – 2344 70th Street – asked about a couple different things: the furniture shop in Glenn in the Commercial District. PC members stated that they did get a Special Use Permit for that shop. Also a storage building did get a Site Plan Review done. On mobile homes: when the 24 foot wall decision was done a survey had "been" used that showed that many did not want mobile homes in the Township. **Smalley** said that we have to allow manufactured housing.

XII. Adjournment

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carries unanimously. Adjourned at 8:15PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary

