

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for June 27, 2017
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** — Present

Vice-Chair: Roy **Newman** — Present

Commissioner: Charlie **Hancock** —Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Present

II. Additions to the agenda and adoption —

DeZwaan wanted to add ~~an administrative update~~ regarding the new Zoning Maps, as a New Business agenda item.

A motion was made by **Hancock** to approve the Agenda, with the addition. **Badra** seconded the motion. Motion passed

III. General Public Comment — None

IV. Correspondence and upcoming meetings/seminars

DeZwaan has copies of letters sent to:

- 5/24/17 – PC letters sent to Thistle Brewery LLC and Della Ray LLC
- 6/01/17 – Allegan County Road Commission letter; Re: Thistle Brewery Driveway
- 6/27/17 – Michigan Department of Transportation letter; Re: Della Ray Driveway

DeZwaan also reported that the Planning Commission (PC) members attended classes on 6/23/17.

Badra reported on an upcoming planning and zoning seminar Re: solar farms, medical marijuana, etc.

V. Public Hearing — None

VI. Approval of May 23, 2017 minutes

A motion was made by **Badra** to approve the May 23, 2017 regular meeting minutes, with corrections. **Newman** seconded the motion. Motion passed

VII. Old Business – None

VIII. New Business

a. Pre-application conference – Site Condo (Brian **Bosgraaf**, Cottage Home)

Brain **Bosgraaf** – 6810 124th Ave. - presented himself as the president of Cottage Home and the owner of the Lakeshore Artisan Center; which had received initial site plan approval for this address in 2013. This plan included remodeling the existing house and adding two accessory buildings.

Bosgraaf explained that his business' needs had changed and that the house required more extensive repairs than were first noted so he would now like to amend the plan into a Commercial Site Condo. **Bosgraaf** described the three proposed 50' x 160' warehouse condos which would be serviced with underground 3 phase electric, natural gas, high speed internet and phone; as well as private sewage disposal system and private well. The buildings would accommodate up to 12 different businesses; including Cottage Home's Real-estate office, Cabinet Shop, and Warehouse space. The additional units could be sold or leased to other businesses, operating under permitted uses, and governed by a Condominium Association Board of Directors; who would implement by-laws regarding the maintenance of the Private Road, Parking Spots, and Common Space.

Badra explained that Business Centers were defined under the Ganges Township Zoning Ordinance as any parcel containing two or more independently owned businesses; and are not an allowed use in any district. **DeZwaan** went on to explain that any use that is not specifically permitted is prohibited and added that the Private Road ordinance has no provisions for commercial use.

After further discussion the PC determined that a project of this sort would not be approvable.

DeZwaan also informed **Bosgraaf** that his original site plan approval was null and void since it had not been acted upon in over 3 years. **Smalley** explained that **Bosgraaf** could have his own privately owned business(s) located on the site but would not be allowed to install a private road or lease out space.

Bosgraaf inquired into the Master Plan review process and if this type of project could be potentially be included as an approved use. **Smalley DeZwaan** explained that it was too early to tell if the Township even wants to amend the plan; adding that it took over 3 years to review/rewrite the previous 5 year plan, with the help of a planner, and based on feedback from the public hearings.

b. Site Plan Review – To Do LLC (Jon **Kramer**)

Ryan **Volgelzang** presented himself as 6802 124th Ave.-To Do LLC's representative. **Vogelzang** described how the business has been leasing a portion of the property for the last 3 years and had recently replaced the previous office/trailer with a "display shed", which was currently being used as their office space. **Smalley** explained that if the shed was not just a display model, but also currently being used as an office, that the structure would have to meet the Michigan Building Code requirements for commercial office space or it would not be allowed for that use. **DeZwaan** and **Badra** requested that the map legend be minimized, to only include the requirements that are on the plan. **Smalley** questioned why the previous location of the office trailer was still shown on the plan, if it had been moved to the rear of the property. **Badra** remarked that the plans should be improved and questioned if the Landscaping business' site-plan should include the unoccupied commercial building to the east of the Gas Station.

The PC wondered if this property would then be considered a Business Center, with two commercial businesses potentially operating on the same parcel. **Volgelzang** explained that the landscaping business had nothing to do with the old Drew Accounting building and that was actively being advertised for lease, by the property owner.

DeZwaan remarked that the use of the hoop houses could necessitate the business' compliance with Michigan Department of Agriculture and Rural Development (MDARD) Nursery/Plant Licensing and Inspection requirements, as well as the use of Material Safety Data Sheet (MSDS) for the safe use and storage of any pesticides utilized on-site. **DeZwaan** asked if there was an existing well on-site and, if so, that it be added to the site plan and that the landscaping business be required to keep a well log and adhere to the MDARD and/or Michigan Department of Environmental Quality (MDEQ) water use reporting requirements, to meet the standards of the site plan review.

Volgelzang replied that he believed there was a well in the southwest corner of the site.

DeZwaan also requested that any potential lighting and/or utilities also be added to the expanded site plan.

Newman questioned whether Mr. **Kramer** would have to re-apply. **DeZwaan** remarked that the PC could postpone deliberation till the July meeting, which would give Mr. **Kramer** approximately 2 weeks to make the requested changes to the site map. **DeZwaan** also remarked on the location of an "existing" sign on M-89, delineated on the submitted site plan; stating that it was not currently there and would not be allowed as a potential location, as it would be located in the State Highway's Right of Way.

DeZwaan asked the PC if the members thought they should vote on the site plan amendment, as presented, or postpone deliberation till the next PC meeting. A motion was made by **Badra** to ~~or~~ postpone deliberation till the July 25th, 2017 PC meeting. **Hancock** seconded the motion.

Motion passed.

Newman expressed his approval of the concept. **Hancock** remarked that the location of any used “waste” landscaping materials could be a condition of the approval. The PC members also discussed the issue of two businesses potentially operating on the same parcel and concluded that as long as the former Drew Accounting building was leased to a business with the same office use the business would be considered a Grandfathered use and would continue to comply with the Ganges Township Zoning Ordinance. **Smalley** suggested that Mr. **Kramer** have hash-marks overlaid on top of that business site, which would signify the separation of the two lessees.

c. Discuss New Zoning Maps –

DeZwaan explained that the Township Board had approved the cost of updated the zoning maps, at a maximum expense of \$500.00. The Allegan County Land Information Services (LIS) charges: Request for processing fee is \$15.00, 14 “A” size maps (\$2.00 for the 1st one and \$1.00 for each additional copy) and one “E” size map (\$20.00 for the first print and \$10.00 for each additional one) at a total cost of \$50.00.

Smalley also requested an additional E size for her office.

A motion was made by **Gooding** to approve the zoning map expenditures. **Newman** seconded the motion. Motion passed

The PC members and **Smalley** discussed how to delineate a Conditional Rezoning and/or Special Land Use (SLU) and it was decided that hash-marks overlaid on top of the approved area would be effective.

IX. Administrative Updates

Township Board-

- a. **Gooding** stated that the Board met June 13th to discuss the Budget and approved a bid of for cemetery tree and brush removal.
- b. **Gooding** also indicated that the Board had approved the Ganges Methodist Church’s application for an Outdoor Event on July 15th; as well as the FennValley, Della Ray, and Thistle Brewery Conditional Rezoning requests.
- c. **Gooding** also mentioned that the Board had recognized a retiring first responder, discussed cemetery deed transfers, and an upcoming MTA principles & guidelines seminar, as well as reviewing bids regarding road maintenance issues.

Zoning Board of Appeals (ZBA)-

Newman had nothing to report.

Zoning Administrator-

Smalley had nothing initially to report.

- a. **DeZwaan** asked for an update on the KLC Transport fence. **Smalley** replied that she had discussed with the Township Supervisor but no decision had been made on whether or not to send it to the board for prosecution.
- b. **DeZwaan** asked for **Smalley** to send a 1) A time-up letter to Cottage Homes, Re: the expiration of the originally approved site plan and 2) to To Do LLC, Re: the requested Site Plan amendments and 3) to To Do LLC's lessor, Tom Harrington, Re: the operation of two businesses on that parcel.
- c. **Smalley** reported that the Cranes would be on the Agenda of the next PC meeting, with two public hearings, 1) to have their original SLU revoked and 2) to submit a new/amended request (less the 7 acres). **Smalley** also commented that the Mothers Trust Ashram, had asked about extending Gaurima Lane, but had not submitted an application yet.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be July 25, 2017 and August 22, 2017.

XI. General Public Comment

Bob **DeZwaan** – 2259 68th St, wondered whether or not the existing utilities on the landscaping business' site should be noted on the plan, even if the business wasn't currently utilizing them.

XII. Adjournment

Motion was made by **Gooding** and supported by **DeZwaan** to adjourn. Motion carried unanimously. Adjourned at 8:50 pm.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary