

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes FINAL for July 27 , 2010**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

**I. Call to Order and Roll Call**

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

Roll Call: Chair: Sally **Howard** – Present                      Vice Chair: Barry **Gooding**- Present  
Secretary: Phil **Badra** - Present                      Commissioner: Jackie **DeZwaan** – Present  
Commissioner: Ed **Reimink** – Present      Board Trustee: Terry **Looman** - Present  
Commissioner: Ross **Wightman** – Absent  
Zoning Administrator Tasha **Smalley** was not present.

**II. Additions/Changes to Agenda and Adoption**

Motion was made by **Gooding** , supported by **Looman**, to accept the **Agenda** as presented.  
Motion passed.

**III. General Public Comments**

**Andy Murch**, 2384 Lake Shore, questioned about the overlay map not being available and if there would be the chance for another public hearing to review that information. The groundwater overlay is an important issue. He also stated that he appreciated all the work that has been done on the ordinance updates.

**IV. Correspondence, including upcoming meetings/seminars**

**Howard** had several correspondence:

**Robert Soltysiak**- July 5 – given at the public hearings,

**Aaron Plummer** – July 5 – concerning spot zoning and the 960 sq ft requirement for dwellings,

**Neil VanLeeuwen** – July 6 – concerning open space requirements, also an undated letter concerning condominiums,

**Ann Gray** - July 13 – read at the last Board meeting,

**Neil VanLeeuwen** – undated – thank you to Gooding, also an undated letter concerning non-conforming buildings,

**Andy Murch** – June 29 – given at the public hearings,

**Neil VanLeeuwen** – July 26 – concerning cluster open space preservation,

**Martinson** – three documents – Warranty Deed dated October 19, 2006,  
Certificate of clear title, dated June 3, 1930,  
Clouded land, dated 1926

**Robert Soltysiak/Badra** email and response,

**Township Attorney** letter dated June 30, 2010.

**V. Approval of Prior Minutes, 6/22/10, 6/29/2010 and 6/30/2010**

June 22, 2010 – Motion by **DeZwaan** to approve the minutes of the June 22<sup>nd</sup> Regular Meeting with corrections. Seconded by **Gooding**. Motion was approved.

June 29, 2010 - Motion by **Badra** to approve the minutes of the June 29<sup>th</sup> Public Hearing with corrections. Seconded by **Looman**. Motion was approved.

June 30, 2010 – Motion by **Howard** to approve the minutes of the June 30<sup>th</sup> Public Hearing as

presented. Seconded by **Looman**. Motion was approved.

## VI. Old Business

### A. Martinson Site Condo application

**Howard** stated that she had received a call from **Supervisor Hebert**. The Township Attorney had just received the information from **Mr. Martinson** and has not had enough time to go over the information. **Howard** made a motion that the **Martinson** application be tabled until the Township Attorney has time to review the information. **DeZwaan** supported. Pending additional information from the Township Attorney the Planning Commission can not act with out that information. A Roll Call vote was called for and was as follows:

**Looman** - Yes      **Badra** - Yes      **Reimink** - Yes

**Howard** - Yes      **Wightman** - Absent      **Gooding** - Yes

**DeZwaan** - Yes

Motion passed.

### B. Next steps on Zoning Ordinance updates

**Badra** suggested going through the updates page by page to make corrections. **Howard** had suggested at the public hearings that subcommittees may need to go through the corrections. She asked how the rest of the Planning Commission felt about which direction to go.

**DeZwaan** felt it might be faster to go page by page and then when these corrections are made we may need another public hearing. **Gooding** asked about the railroad question presented by **VanLeeuwen** at the public hearing. The Railroad information was to be taken out of the ordinance updates, but this was missed by the Planning Commission in the last review. **DeZwaan** also pointed out that the Groundwater overlay looked at September 9, 2009 was not added in. **Howard** addressed the public's question about another public hearing and she felt that there will be a need for another public hearing once all of the changes have been done. She said it would not be limited to the Groundwater overlay, but it would be the main concern.

**Howard** directed the Planning Commission members page by page through the draft making changes. **Secretary Badra** made detailed and extensive notes of the corrections made. The Planning Commission was able to complete the definitions and through Article 3.

Some items that need to be looked at or that need further information were:

**Reimink** is to check with **Al Ellingsen** about closing up old wells/sewer when a building is destroyed.

Section 3.21 NWECS- need to come back to, **Badra** will distribute information from the State to the Planning Commission members to review.

The Commission will pick up at Article 4 – Districts - at the next meeting. They will start with the NWECS information from the State.

**Howard** suggested asking the Township Board for a Special Meeting in order to finish the corrections that need to be done. **Looman** will contact the Township Board. Also **Smalley** will be asked to review the changes with the Board's approval.

## VII. New Business

There was no New Business.

## IX. Administrative Updates

A. Township Board – **Looman** had nothing to report.

B. Zoning Board of Appeals – **Gooding** had nothing to report.

C. Zoning Administrator – **Smalley** was not present.

#### **X. Future Meeting Dates**

August Special Meeting will be on Wednesday, August 11, 2010 at 7:00PM at the Ganges Township Hall.

August Regular Meeting will be Tuesday, August 24, 2010 at 7:00PM at the Ganges Township Hall.

#### **XI. General Public Comment**

**Andy Murch**, 2384 Lake Shore – commented that he liked the process of going page by page. He felt that the public comments from the hearings should be looked at more closely.

**DeZwaan** stated that the changes she had presented were taken from the public comments made during the hearings. **Murch** then asked if it would be possible to get a red-lined version of the changes, **Howard** felt this would be technically possible and that it makes sense in helping with the public concerns. **Clerk Yonkers** will be contacted to see if she can get this done and on the Township Website. **Murch** also felt that the home based business area needs to be addressed yet.

**Reimink** made a comment that the ground protection overlay seemed different than what was looked at before. **Gooding** and **Reimink** will look into this.

**Bob DeZwaan**, 2259 68<sup>th</sup> – stated that the Duplex definition was confusing and needs to be tightened up. On building permits along the lakeshore- the DNR needs to issue the permit first, the Township should not issue a permit until the DNR has. Outside furnaces – set backs apply, this needs to be tighter and enforced. Wind energy towers – the noise can be loud even from the small towers – this needs to be addressed.

#### **XII. Adjournment**

Motion was made by **Looman** and supported by **Howard** to adjourn. Motion carries unanimously. Adjourned at 9:55PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**