

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for July 27, 2021**  
**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 7:00 PM.

Roll Call: Chair: Jackie **DeZwaan** — Present

Secretary: Phil **Badra** — Present

Vice-Chair: Charlie **Hancock** — Absent

Commissioner: Dale **Pierson** — Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — Present

**II. Additions to the agenda and adoption**

Motion was made by **DeZwaan** to amend the agenda, removing the sign ordinance discussion and adding discussions about the expansion of non-conforming structures, adding a reference to Section 3.36 Commercial Small Cell Communications Facilities to each District's Table of Uses, and Ciesla's Special Land Use (SLU). Motion was seconded by **Pierson**. Motion passed.

**III. General Public Comment** — None

**IV. Correspondence and upcoming meetings/seminars**

**DeZwaan** has a letter from the PC Secretary **Badra** to **Pappenheimer Ciesla / Vanderleek** 2<sup>nd</sup> Quarter Sand Mining report

**V. Public Hearing** — None

**VI. Approval of June 22, 2021 minutes**

A motion was made by **Badra** to approve the June 22, 2021 regular meeting minutes, with corrections. **DeZwaan** seconded the motion. Motion passed

## VII. Old Business

### 1. Zoning Ordinance Discussion

- a. Ciesla's SLU- **Gooding** wanted to discuss the extent of sand mining that could be done on the property. His understanding is that nothing was to be removed below grade. **Smalley** assured **Gooding** that they were still mining what was left of one of the approved hills (approximately 1000 cubic yards of material remaining). **Gooding** remarked that sand was also being brought in from Saugatuck Township and being sold on the Ganges Township property. **Smalley** asked if **Gooding** thought the reports were incorrect. **Gooding** stated that he didn't know for sure but had been witness to the comings and goings of numerous trucks bringing sand back and forth to the various sites. **Smalley** responded that a site inspection was scheduled for the following week.
- b. **Pierson** pointed out some typos in the footers of the zoning ordinance that did not align with the section numbers on those pages. The footers of 6 pages from 3-44 to 4-8 should be 3-45, 3-46...3-51, and the 4-1 where Article 4 begins. **Badra** responded that a public hearing is not required to fix errors like this and that he would contact the Township Clerk to correct those typos.
- c. **Pierson** also wondered if the text "Subject to Section 3.36" could be added to each Zoning District's Table of Uses in reference to Commercial Small Cell Communications Facilities. **Badra** responded that it could be added the next time the PC redid the Zoning Ordinance.
- d. **Pierson** also wanted to discuss the language in Article 15 Section 15.01 A-4 "...provided that the nonconformity is not increased..." **Pierson** asked for some clarification on whether or not a vertical addition to a building, that's footprint does not meet the setbacks, was or was not an increase in the non-conformity. Although there is an unpublished court ruling that determined an addition of this type would not increase the non-conformity the PC members and the Zoning administrator believe that any construction in the setback, at any elevation, even if the footprint is not increased, would be in violation of the Zoning Ordinance.
- e. **Smalley** discussed some rearranging and consolidation of the private road ordinance language that she would like to see implemented the next time the PC redid the Zoning Ordinance.
- f. **Badra** discussed the language of Section 3.04-D ...minimum horizontal dimension across any ... "Elevation"... and asked if it should be changed to say wall instead, to clarify the intent. He also discussed changing the text "minimum dwelling unit floor area" to add Ground Floor area. **Smalley** has previously interpreted the current language to allow for a 24 x 24 sq-ft square foot house footprint with a second floor, to make up for the additional

384 ~~sq-ft~~ *square footage* of required dwelling area. **DeZwaan** and **Badra** believe that the intent was that the required ~~sq-ft~~ *square footage* must be on the ground floor footprint.

**VIII. New Business** — None

**IX. Administrative Updates**

Township Board-

**Gooding** reported that at the July 13<sup>th</sup>, 2021 Board meeting they discussed Tire Pickup days on September 25<sup>th</sup> and October 23<sup>rd</sup>, switching Workers Comp insurance Companies, and parking problems on Cedar St. Discussion regarding a new computer and a new township website was also had.

Zoning Board of Appeals (ZBA)-

**Pierson** reported that the ZBA has two requests on their agenda for the July 29<sup>th</sup> 2021 meeting. Applications for Setback variances have been submitted for a Communication Tower at Camp-it and an addition to a home at 6016 Cedar St.

Zoning Administrator-

**Smalley** reported that the Attorney had a signed plea agreement to remove Michelle Clark's illegal Yurt on 62<sup>nd</sup> St. and that the ticket issued to Michael O'Conner for the Camp-it tower had been dismissed once he had submitted his application to the ZBA. She also has plans to add language about a staked survey to her zoning compliance permit and/or the site plan review section of the Ordinance.

**X. Future Meetings Dates**

The future dates of the PC Regular meetings will be August 24<sup>th</sup> 2021 and September 28<sup>th</sup> 2021

**XI. General Public Comment** — None

**XII. Adjournment**

Motion was made by **Pierson** and supported by **Badra** to adjourn. Motion carried unanimously. Adjourned at 8:55 PM.

*Respectfully Submitted*

*Jennifer Goodrich*

*Ganges Township Recording Secretary*