

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes **DRAFT** for September 22, 2015**  
**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

**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

Board Trustee: Barry **Gooding**-Present

Zoning

Administrator Tasha **Smalley** was also present.

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

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

**III. General Public Comment**

**Ron Wubbeling** – 785 8<sup>th</sup> Avenue, Byron Center, MI - representing the **Kamps** family – A complaint has been received concerning the number of campers that are present on property at 1466 Lakeshore Drive, near Glenn. These campers are part of a family gathering that has been occurring for several years. They would like to continue to be able to gather and wanted to know if there was any way this could be done. **DeZwaan** informed **Mr. Wubbeling** the number of campers is a violation of local Ordinances. If there are 5 or more campers the property would have to be a campground. The new Ordinance is more liberal than the old and it is not possible to grandfather this property. Section 3.17B gives a total of 30 days per year, with a 14 day length limit at any one time but this still applies to only one camper per property. Article 2 states one main building allows one camper as an accessory use. **Badra** would like to find out when the ordinance came into effect. **Smalley** stated it is referenced in the old ordinance. In discussion it was decided that tents would not be a violation of the Ordinance even if a complaint was filed. **DeZwaan** asked how long these campers had been parked on this property during these gatherings and the family stated they thought it had been about 20 years. **DeZwaan** said that she will look into when this Ordinance was enacted and will contact **Smalley**, who will then pass any information on to the **Kamps** family. **Smalley** stated that the Planning Commission had spent considerable time looking at this Ordinance when it was reviewed and enacted in 2011.

**Bob DeZwaan** - 68<sup>th</sup> Street- Going back 20 years for this issue could open up a lot of other things for discussion. The PC needs to be careful. **Badra** stated any non-conforming use that has not been used for a period of one year is no longer in effect. **Newman** asked that the PC look into this issue. **Badra** also said that this camper issue could not be grandfathered and the Ordinance could not be changed **with** “without” a Public Hearing. **Smalley** stated that other Townships have permits that are used possibly for this issue. It was stated again that this could open up more issues. It was suggested that all members look at any recommendations concerning this matter and bring them to the next meeting. **Gooding** asked the **Kamps** family to look back as to when they started parking these campers on the property and get that information to **Smalley** as soon as possible, but at least 2 weeks before the next meeting.

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

**DeZwaan** said that she had the letter from the **Kamps** family and also the letter **Smalley** sent to **Kiss LLC**, which **Smalley** stated was sent to the wrong address, had been returned and resent on September 21, 2015.

**Smalley** also stated that it appeared that all but about 4-5 cars have been moved. She stated that the letter stated that **Mr. Kiss** had 7 days to move all cars in the building or within the fence. **DeZwaan** also stated that she had a letter from the Township Attorney “regarding signs”.

**V. Public Hearing – None**

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**VI. Approval of August 25, 2015 minutes** – Corrections were made to the August 25<sup>th</sup> minutes. Motion by **Gooding** to approve the August 25, 2015 regular meeting minutes as presented. **Hancock** seconded the motion. Motion passed with 4-yes, 1-no.

## VII. Old Business- Sign Ordinance compliance follow up.

The Planning Commission members looked at several areas concerning changes that may need to be made in the Sign Ordinance. There was a lot of discussion about the length of time that signs could be left up and the type of sign allowed. **Bob DeZwaan** asked about portable signs, signs that don't say anything, and that he had a canopy sign fly into his vehicle because it was improperly installed. **Badra** suggested that this issue be tabled. **DeZwaan** asked that everyone look at this sign issue and come back with suggestions for the areas of Definitions and the Table on page 3-45. It was decided to postpone for further discussion pending further legal clarification. **Gooding** was asked to go to the **Township Board** to see if they will purchase the Michigan Sign Guidebook by MTA for information.

## VIII. New Business-Review of the Zoning Ordinance regarding the GAAMP changes and general editing issues.

**Badra** had provided information he had gathered on definitions of kitchen, guest cottages, granny units and dwelling units and information concerning livestock. Some "suggested" changes included:

Page 3-10- 3.18B add and Site "Selection" GAAMPS "as amended". Section 3.18A does not apply to keeping domesticated animals as part of commercial **business** "livestock facility". "C" becomes "D" on page 3-11.

**DeZwaan** added under Illegal Dwellings- this is complaint driven, but the issue is out there.

Page 3-36 – Add #21 – Approval of any private road does not provide that all lots are buildable lots.

Page 5-2 – Agricultural needs to be changed to Farm operation as defined by the Right **to** Farm Act and be permitted.

Equine and Farm Market "and raising fur bearing animals" also need to be changed to Permitted. These same changes need to be made on page 6-2 and 8-2.

Page 7-1 Manufactured Housing is in the Master Plan.

Page 14-5 – Delete K, W, and M. Regulate Farm Market and Equine "and raising fur bearing animals" in General Provisions.

Page 14-12 – Delete #2. Mazes can be regulated under Farm Market.

**DeZwaan** wanted to go back to Page 3-10 Illegal Dwellings 3.17A and include one residence per lot. There was also discussion concerning the definition of a Dwelling and a Dwelling Unit. Dwelling purposes on page 3-10 include living, sleeping and bathroom but no kitchen in an accessory building. The Ordinance would need to be amended.

**Badra** had a definition of a Guest Cottage which could be put in the Accessory Building Section 3.08. Going back to 3.17A need to change dwelling purposes to "as a dwelling." It was suggested that the members look at the guest cottage definition and come back with any suggestions.

## IX. Administrative Updates

- a. Township Board-**Gooding** stated that the Township Board on September 8<sup>th</sup> and discussed the transfer station issue again. They have had several invoices and the cost has increased from \$.02 to \$.25 without any notification. Calls have been made to get information about the increase but no one has returned those calls. The transfer station is now using a company from Holland which has been paying rebates to us.
- b. Zoning Board of Appeals-**Newman** reported that there was a meeting on September 15<sup>th</sup> requesting a 50% variance in Sylvan Shores. That request was denied.
- c. Zoning Administrator – **Smalley** had several things to report on:

**Kiss LLC** – 6176 124<sup>th</sup> Ave. This was discussed earlier in the meeting. **Ciesla- Smalley** provided information as to how much sand has been removed 2004. She also presented the Access Agreement, the Recorded Land Use and information concerning the Reclamation. She stated that the last visit she made was in 2007. It appears that **Ciesla** has contracted with a company, **TopGrade**, in July of 2015 to remove any further sand, but they have put in a driveway on 64<sup>th</sup> Street with a sign, which is in violation of the original Site Plan. **Ciesla** will need to come back to the Planning Commission to amend this original Site Plan. **Smalley** had talked to **TopGrade** and indicated this needed to be done, but they apparently went ahead without approval. **TopGrade** did get Road Commission approval for the driveway, but the location had not been approved by the Planning Commission. It was also felt that this will need a new Site Plan. It was decided that **Smalley** should send a letter with a stop work order immediately. They are not to use the 64<sup>th</sup> Street entrance/exit. **Ciesla** also needs to be informed that if he does not come to the Planning Commission meeting in October that revocation of the SLU will be considered. **Ciesla** needs to come to the October meeting and then will need to apply to amend the Site Plan.

## X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, October 27nd, 2015 and Tuesday, November 24th, 2015.

## **XI. General Public Comment**

**Bob DeZwaan** – 68<sup>th</sup> Street –apologized for breaking into the Committees discussion of Signs. He stated that GAAMPS will be hard to regulate as Grand Rapids has now ok'd chickens in the city limits. Concerning the camper issue he had concerns that these campers have been in violation for years and wondered why we should spend the time looking back as to when they started, rules change. There are campers/tents at the B&B next to him and they have been renting some of these. Also the Methodist church has had tents, etc for weddings without approval. PC members stated that there is no need for a permit for a wedding, but the noise ordinance would be where there could be an issue. Also **DeZwaan** asked about a business building converting to a residence. Are there any final inspections for this? **Smalley** stated that when there is a change of use they do need a permit. About **Ciesla** can they continue to use the old road without stopping the mining?

## **XII. Adjournment**

Motion was made by **Gooding** and supported by **Badra** to adjourn. Motion carried unanimously. Adjourned at 10:07PM.

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