

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for December 22nd, 2020
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** — Absent

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

Commissioner: Dale **Pierson** — Present

Commission Trustee: Barry **Gooding** — Absent

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — Present

II. Additions to the agenda and adoption

Motion was made by **DeZwaan** to accept the agenda, as presented. Motion was seconded by **Pierson**. Motion passed.

III. General Public Comment — None

IV. Correspondence and upcoming meetings/seminars

DeZwaan has **Smalley**'s Memo to Camp-It Re: the towers

Letter from Vanderlip Re: 3rd Quarter Mining Report

Letter from Jeanne & Darrell Zebre Re: Pier Cove

Letter from Cullen Re: Pier Cove

Letter to PC from Jehovah's Witnesses

V. Public Hearing — None

VI. Approval of October 27, 2020 minutes

A motion was made by **Pierson** to approve the October 27, 2020 regular meeting minutes, with corrections. **DeZwaan** seconded the motion. Motion passed

VII.Old Business

- a. Two 80' Towers on the Campit Resort site - 6635 118th Ave. Fennville MI.

Smalley has had no response from the Owner. **DeZwaan** asked what the next step was. **Smalley** responded that typically she would now issue a violation letter stating which ordinance is being violated and giving a set amount of time to rectify the situation; also informing them that if they do not comply by the deadline the township may pursue legal action.

DeZwaan requested that a violation be sent to the Owner. **Pierson** asked how much the initial fine would be. **Smalley** stated it would probably be \$50.00. **Pierson** questioned if that would be a onetime cost or daily, until the site was brought into compliance. **Smalley** responded that it could be imposed daily.

Pierson wondered if the PC would need Board approval to start the process. **DeZwaan** answered that they would only need approval once legal fees would be incurred. **Smalley** explained that the citation is a civil infraction which would involve the attorney getting a court order and having a hearing with a magistrate and the property owner. **Smalley** agreed to send a violation letter to Campit giving a January 26th deadline to respond, for the February 2021 PC meeting.

VIII.New Business

- a. Della Ray LLC (David and Juliet **Michele**) – 2578 62nd St., Fennville MI 49408

Phase 2 European Auto Restoration 14.06 DD Vehicle Repair Facilities

Parcel # 03-07-003-001-02 – 6410 124th Ave.

The **Michele's** presented their additional information for final site plan review/approval.

Michele explained that they were now ready to complete the 2nd part of their 2 Phase project; where they first built a 60 x 200 (12,000 sq. ft.) storage building for the vehicle repair business; and are now prepared to build the other 60 x 200 (12,000 sq. ft.) building to do the auto repairs/restorations in. The additional information being supplied by the applicants addressed the location and specifications for the storage and disposal of any additional hazardous materials; in regards to the usage of the new building.

Hancock asked if the Fire Department would impose any restrictions. **Michele** replied that the architect had determined that the size of the building did not require a fire suppression system, and that any potential flammables would be stored in fire proof cabinets. **Smalley** added that there would be mechanical ventilation required.

Hancock asked about how the water runoff from the roof would drain and how much disturbance to the soil there would be, if there would be additional landscaping or

screening, and how they had determined the placement of the vehicle lifts. **Michele** replied that the gutters would be tied into the existing underground oil and water separating system draining into a lowland area of the property, and that there would be minimal disturbance to the sandy soil. **Michele** also explained that the Architect had calculated the height of the building in regards to the placement of the lifts and mentioned that the site was already naturally wooded and almost invisible from the roadway.

Pierson had no additional questions. **DeZwaan** had no further questions other than the hours of operation, which had previously been agreed upon to be 9am – 6pm. **Michele** asked if they could be changed to 7am – 6pm. **Hancock** asked if the exterior color and design of the buildings would be the same. **Michele** responded that they would be similar, along with the downward facing LED Exterior Lighting.

DeZwaan moved that Phase 2 of the ~~European Auto Restoration~~ *Della Ray LLC* vehicle repair facility on parcel # 03-07-003-001-02 be approved as it complies with Zoning Ordinance Sections 12.03 Site Plan Review Requirements, with the following conditions:

1. That copies of any required licenses or permits from regulatory, including the soil erosion permit, shall be provided to Michigan Township Services within 30 days of issuance.
2. That the hours of operation shall be from 7:00 am through 6:00 pm.
3. That the storage and/or disposal of any hazardous materials be done per applicable State and Federal laws.
4. That the building will be constructed as shown on the Approved Site Plan.
5. That the deadline to complete the project shall be extended three months, due to the COVID 19 Pandemic.

Motion was seconded by **Pierson**. Motion passed by roll call vote. DeZwaan — Yes
Hancock — Yes
Pierson — Yes

IX. Administrative Updates

Township Board-

Gooding was absent, no report

Zoning Board of Appeals (ZBA)-

Pierson had nothing to report.

Zoning Administrator-

Smalley had nothing to report.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be January 26th 2021 and February 23rd 2021

XI. General Public Comment — None

XII. Adjournment

Motion was made by **DeZwaan** and supported by **Pierson** to adjourn. Motion carried unanimously. Adjourned at 7:41PM.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary