

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for October 24th, 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 7:00 PM.

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

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

III. General Public Comment

Brian **Bosgraf** discussed the recent public hearing with the Department of Environmental Quality (DEQ), in regards to the proposed private marina and home site development of the 300-acre property which once belonged to oil tycoon Aubrey McClendon.

IV. Correspondence and upcoming meetings/seminars

DeZwaan has PC letters to: Crane Property LLC

DeZwaan also has the: Top Grade Mining Quarterly Report and a Report of the Violation Letters **Smalley** has sent.

DeZwaan had no seminars to report on.

V. Public Hearing — None

VI. Approval of August 22, 2017 minutes

A motion was made by **Badra** to approve the August 22, 2017 regular meeting minutes, with corrections. **Newman** seconded the motion. Motion passed

VII. Old Business – None

VIII. New Business

- a. Lakeshore Artisan Center LLC (Brian **Bosgraaf**) – 184 S. River Ste 204 Holland MI 49423
12.03 Site Plan Review
Parcel # 03-07-005-003-00 – 6810 124th Ave.

Bosgraaf began by depicting how his home building company, cabinet shop, and sales offices would utilize the proposed buildings. **Bosgraaf** went on to describe to the Planning Commission (PC) how the other buildings would be used for the storage of customer's furniture and the warehousing of raw materials and finished products for the cabinet shop. **Bosgraaf** also explained that the existing house was beyond repair and would be removed; which will result in a slight change of grade to the site. This had been taken into consideration when developing the site plan; which utilizes both retention ponds and vegetative swales to maintain storm water retention on site.

Bosgraaf detailed how the Michigan Department of Transportation (MDOT) approved driveway would lead into various parking lots, designed for the passage of large delivery trucks; and how he planned to maintain as many trees as possible, while keeping a natural buffer along the property, with minimal lawn. **Bosgraaf** went on to explain to the PC that there would be no parking lot lighting; but there would be exterior wall lighting on the buildings, which would be down-shielded.

Bosgraaf also established that he had contacted both Randy Rapp -Environmental Health Director and Ray Visscher –Sanitarian, with the Allegan County Health Department; in regards to monitoring the new well and the layout of the new septic system. Moreover, **Bosgraaf** assured the PC that there were no hazardous chemicals to be stored on site and that the cabinets were finished offsite, by a painter located in Dorr MI.

Newman asked why the existing well was not being utilized. **Bosgraaf** explained that it was too costly to repair, after being out of use for so long.

Badra asked if the Allegan County Drain Commissioner had approved the storm water retention. **Bosgraaf** replied that Holland Engineering had regraded the site but there was no formal approval.

Badra asked why there were bathrooms in the storage/warehouse area floor plans. **Bosgraaf** explained that they were proposed for future use and that there would not be any fixtures

installed initially, just the possibility of the underground piping being laid before the concrete floors are poured.

Badra reminded **Bosgraaf** that any signage must meet the current Zoning Ordinance standards.

Hancock questioned if the buildings were separated enough to meet the fire code and allow the passage of fire department equipment between them. **Badra Smalley** reminded **Hancock** that the Building Code and permitting process would address any issues in regards to fire separation, exit signs, etc.

DeZwaan asked if **Bosgraaf**'s intent was still the same as his previously proposed Business Center. **Bosgraaf** assured her that this was entirely a Cottage Home Enterprise.

DeZwaan inquired if there was any possibility of the cabinets being finished on site, in the future. **Bosgraaf** replied that if that became necessary they would comply with the any and all requirements.

Badra asked about the timeline of the project and if **Bosgraaf** would be able to be substantially underway within a year of the PC's approval, and finished within three years. **Bosgraaf** replied in the affirmative. **Hancock** asked if that would include all 4 of the proposed buildings and **Bosgraaf** replied yes.

DeZwaan asked if the septic tanks would be pumped out to the drain-field and **Bosgraaf** replied yes.

Hancock asked about handicapped accessible parking. **Bosgraaf** replied that all of the buildings would be ADA compliant.

Hancock asked if the office building would also have a place to display finished cabinetry. **Bosgraaf** replied in the affirmative.

Hancock asked about the Dumpster location. **Bosgraaf** responded that the dumpster enclosures were located on the north end of building #2 and the south end of building #3, for both trash and recycling.

DeZwaan affirmed that the site plan met all 37 of the applicable Site Plan Submission Requirements.

Gooding moved that the Lakeshore Artisan Center LLC site plan on parcel # 03-07-005-003-00-6810 124th Ave. for an office, cabinet shop, and storage facilities be approved, *as presented*;

Badra amended the motion to be approved with the following conditions:

1. That copies of any required licenses, permits and approvals from regulatory agencies be provided to Michigan Township Services within 15 days of issuance; including storm water management approval from the Allegan County Drain Commissioner and well, septic, and soil erosion permits from the Allegan County Health Department.
2. That painting and refinishing be done off-site, with no hazardous materials stored or used on-site.

3. That Phase one must be substantially underway within one year of the date of this approval, per Section 12.014E of the Site Plan Review Ordinance.
4. That Phase two shall be completed within three years of the completion of Phase one.
5. That the owner acknowledges that a Business Center as defined by the Zoning Ordinance is not an allowed use in Ganges Township.

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

Badra — Yes

Newman — Yes

Hancock — Yes

Gooding — Yes

Hancock asked if there would be any outside storage. **Bosgraaf** replied that no raw materials would be stored outside but some trailers may be parked on the lots.

IX. Administrative Updates

Township Board-

- a. **Gooding** stated that the Board met on September 12th, 2017 at 7pm and discussed the Blue Star Trail, and how Saugatuck Township had lost its grant to fund the construction of their portion of the proposed 20 mile recreation pathway.
- b. **Gooding** also commented that the Board had decided to keep the same township attorney and tabled a discussion on a resolution for the Township to opt into or out of the State of Michigan's medical marihuana system.
- c. **Gooding** went on to state that the Board met again on October 10th, 2017 at 7pm and further discussed the resolution of intent and decided to opt out of the State of Michigan's medical marihuana system. **Smalley** asked for a copy of the resolution, once approved.
- d. **Gooding** also reported that the Township has purchased the 50-foot ladder truck from South Haven Area Emergency Services as well as a tow behind traffic control arrow board.
- e. Additionally, **Gooding** informed the PC that there had been a meeting at the local transfer station with Chef Container to rectify an issue regarding the Townships being charged for dumpster pickups that had not been performed.

Zoning Board of Appeals (ZBA)-

Newman discussed the September 21, 2017 ZBA meeting concerning Rudy and Diane Broekhuis' request for a Dimensional variance on a fence setback at 2295 Lakeshore Dr. **Newman** reported that a motion had been passed, by a 2 to 3 vote, to allow the dimensional variance in regards to the proposed installation of a 5' high fence at the Right of Way (ROW) line, on the (west) lakeside of the road; but the

ZBA had denied, by a 2 to 3 vote, the proposed installation of a 4' high fence at the ROW line, on the (east) house side of the road.

Zoning Administrator-

Smalley followed up on the Violation Letter report she had provided **DeZwaan**. **Gooding** questioned if the Skiffington Storage Container house project on 62nd St. had submitted the required plans yet. **Smalley** informed him that they had been received.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be November 28, 2017 and December 26, 2017.

XI. General Public Comment - none

XII. Adjournment

Motion was made by **Gooding** and supported by **Hancock** to adjourn. Motion carried unanimously. Adjourned at 8:12PM.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary