

**Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for March 26, 2013
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 7:00PM.

Roll Call: Chairman: 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 present.

II. Additions to the agenda and adoption

Motion to accept the agenda as presented by **Gooding**, seconded by **Newman**. Motion passed.

III. General Public Comment

None

IV. Correspondence and upcoming meetings/seminars

DeZwaan stated that there were two emails given to members of the Planning Commission. One email was from **Supervisor Hebert** concerning Westside County Park, and the second from **Neil VanLeeuwen**.

V. Public Hearing - None

VI. Approval of January 23, 2013 minutes January 22, 2013- Motion by **Newman** to approve the January 22, 2013 Regular Meeting minutes as presented. **Hancock** seconded the motion. Motion passed.

VII. Old Business

1. Complete Zoning Ordinance review

DeZwaan stated that if this review is completed she would like to request a Public Hearing for the May meeting. The Township Board would need to look at any changes before that Hearing. Issues that remain to be looked at are:

Mixed Use and Table of Uses- Mixed use is to be replaced with Residential Mixed Use. The Master Plan does not support a Mixed Use area. **Badra** read from the Zoning Enabling Act regarding PUD's, as it encourages useful open space, shopping, etc. The Table of Uses on page 8-2 was reviewed and changes made to that table. **Badra** will make all changes to the Table of Uses and will forward a copy to the Planning Commission members.

Article 10 – 10.02 change as presented by information given to members.

10.04 PUD descriptions – Industrial PUD will be taken out. Change MPUD to Residential Mixed Use PUD

10.06 Mixed Use language will need to be changed

10.10b discussed wetlands – included in open space or not. **DeZwaan** felt it gave an unfair bonus, others felt it penalized the owner by leaving less usable land. A vote was taken whether to include wetlands in the open space. Vote was four to include, one vote against. **Smalley** agreed with the vote to include. D.5 on page 9 of Article 10 will need to be eliminated.

10.12 J. will be changed.

Article 17 – Table will need to be updated to reflect changes.

Cell Towers and Non-Conformity issues were completed earlier.

Badra will make all changes and forward the information to **Supervisor Hebert** to send to the Township Attorney if needed.

Smalley questioned an issue with the Sign Ordinance 3.28. There seems to be no provisions for a business sign. The Sign Table on page 3-45 will need to be changed to add a line for Commercial/Business sign, up to 32 sq. ft. permitted in Commercial and Industrial.

DeZwaan brought up an issue with the County Park, with the information that was forwarded by **Supervisor Hebert** concerning WestSide County Park. Currently a park is non-conforming in a residential area, so the County plans for the park would not be able to go forward as it would increase the non-conformity. **Badra** stated it would also conflict with a PUD. **Gooding** stated that there has been some activity concerning a park at the end of 114th Avenue with about 1,600 feet of beach frontage. **Smalley** asked what the conflicts were to make a park a permitted use in Residential. It was felt there were none and it was unanimous in making parks permitted in Residential. **Badra** will add this change to the information to be given to **Supervisor Hebert**. **Badra** will also send a letter to the County reflecting the change.

Farm Markets- change to SLU with **Smalley** having the ability to approve. The SLU will be allowed in Res/Ag, Ag and Commercial, Not permitted in Residential, Mobile home/PUD's.

Errors on the Map- changes need to be made to correct mistakes on the Zoning Map.

Issues are: County Park, Depth of Industrial District and Hudson Farm.

Badra will make all changes and forward all of this information to the Planning Commission members and Township Board.

VIII. New Business - none

IX. Administrative Updates

- A. Township Board-**Gooding** stated at the March 12, 2013 meeting of the Township Board dust control, graveling, and paving of roads was discussed. A grant and signs for the Glenn beach were discussed. There was also discussion about fracking and a request for a Moratorium against fracking, but the Township is not able to do a Moratorium as it does not apply to this issue. Mowing along the sides of the roads was also discussed.
- B. Zoning Board of Appeals – **Newman** had nothing to report.
- C. Zoning Administrator – **Smalley** stated that she had been contacted by a representative from Mother's Trust and they are drawing up a new proposal for their property.

X. Future Meetings Dates

The next Regular meeting will be held on Tuesday, April 23, 2013.

XI. General Public Comment

Bob DeZwaan, 2259 68th Street – voiced concern about the PUD issue with Semi-truck parking. He stated there were two semis that are now parking at a home on 64th Street. It was discussed that the area where these semis are parked is in a subdivision not in a PUD. He voiced concerns about Mother's Trust possibility of future development. He also questioned about farm markets that are not on the farm property. There was discussion as to the percentage of product and/or gross sales to make these farm markets in compliance with the current ordinance. **Smalley** stated that 50% of product and gross sales need to come from the farm operating the farm market. **Badra** will add to the Farm Market ordinance that they need to comply with GAMPS.

XII. Adjournment

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carries unanimously. Adjourned at 9:25PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary

