

**Ganges Township Planning Commission
Special Meeting Minutes Draft for December 18th, 2008
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County**

I. Chairman **Birkes** called the meeting to order at 7:00 PM

Roll Call: Chairman: Jim **Birkes** – Present
Vice Chairman: Barry **Gooding** - Present
Secretary: Jackie **DeZwaan** – Present
Commissioner: Sally **Howard** – Present
Commissioner: Ed **Reimink** – Present
Commissioner: Dawn **Soltysiak** – Present
Board Trustee: Terry **Looman** – Present

II. **General Public Comment**

No comments.

III. **Approval of Agenda**

A motion was made by **Howard** to approve the December 18th Special Meeting agenda as presented, seconded by **Looman**. Motion carries unanimously.

IV. **Zoning Ordinance Workshop**

- A) The PC continued work on the Commercial and Industrial districts. After much discussion the PC agreed on 2 commercial and 1 industrial districts. The consensus for each district was based on several criteria. These are environmental intensity (noise, water, lighting, dust, drainage, and septic discharge), traffic and type, size (building and lot), area served (local versus other), visual, and compatibility. Using this criteria the PC defined C1 as follows: Traffic-5 or less parking spaces, personnel vehicles', Size- less than 2,500 square feet, no strip malls, Area served- local and tourist, Visual- promote rural character, no outdoor sales, Water and Septic- low usage, Compatibility- permit residential use. C2 as follows: Traffic-no more than 30 parking spaces, personnel vehicles', Size- greater than 2,500 square feet (maximum square feet to be discussed further), strip malls permitted, Area served- local and tourist, Visual- promote rural character, outdoor sales permitted, Water and Septic- medium usage, Compatibility- no residential use permitted. Industrial as follows: Traffic- Commercial and other heavy duty vehicles (as needed), Size- Industrial park and strip mall (square footage to be discussed further), Area served- based on the business need this could include local, regional, national, and international, Visual-prompt rural character and outdoor sales are not applicable, Water and Septic- medium usage (currently the township does not have the infrastructure to support heavy use), Compatibility- no residential use permitted.
- B) These criteria were used as the PC reviewed more than 120 different types of business uses. Each use was placed in C1, C2, or Industrial. There are many more business uses to review. A majority opinion decided which district would be designated for each use discussed. Completing this process was agreed upon in order to help place each use on the zoning map.

V. **Other Business that come before the Commission**

Chairman **Birkes** left at 9:00 pm and Vice Chairman **Gooding** continued the meeting. **Soltysiak** will make copies of the map from LSL. The copies of this map will be necessary as the districts continue to be developed. The PC agreed that **Soltysiak** should submit the bill to the Township Clerk for reimbursement.

VI. **Future Meeting Dates**

The next Special Meeting is Thursday January 22nd and the next Regular meeting is Tuesday January 27th. Both meetings are at 7:00pm.

VII. General Public Comment

No comments.

VIII. Adjournment

Motion by **Looman** seconded by **Howard** to adjourn the meeting at 9:55 pm. Motion carries unanimously.

**Respectfully submitted,
Jackie DeZwaan
Secretary**