

**Ganges Township planning Commission**  
**Regular Monthly Meeting Minutes FINAL for November 27<sup>th</sup>, 2007**

Ganges Township Hall  
119<sup>th</sup> Avenue and 64<sup>th</sup> Street  
Fennville, MI, Allegan County

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

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

**II. General Public Comment**

None

**III. Correspondence**

**Gooding** noted that he still is holding correspondence regarding the **Lakeshore Community Living Condominiums** (LCLC) on 121<sup>st</sup> street, however if this party does not come before the **PC** at the next meeting, he will go ahead and submit them under the 2007 calendar years correspondence.

**IV. Administrative Update**

**A. Township Board – Trustee Looman**

**Looman** advised the **Commission** that he talked to the Township Board regarding the possibility of the **PC** having a 3<sup>rd</sup> meeting in a month. This can be done, however it would be **on a** case by case basis with pre-approval by the Township Supervisor, as well as the Township Clerk.

**B. ZBA – Commissioner Gooding**

James & Lilly **DePree** (2207 Hutchins Lake Drive) requested to narrow the garage by 2', and secondly requested permission to ~~overturn the PC ruling on allowing an appeal the decision by the PC to deny the~~ outbuilding to be built along Hutchins Lake. Request approved.

Lulu **Mander** (Lot #0307-007-009-00, Lakeshore Drive near the **Ryder** Property) requested relief of setbacks. Request denied.

**Commissioners** noting inquiries from other residents in the township asking for an explanation of the overturned **PC** ruling asked **Gooding** if the approval of the **DePree** shed request was based on the fact that they could not meet the setbacks or if it was due to health reasons. The consensus is that draft minutes from the **ZBA** meeting that overturned the ruling are available from the Clerk, and any questions should be deferred to her.

**C. Zoning Administrator – Administrator Smalley**

Referring to the minutes from the **ZBA** meeting regarding the **DePree** shed, **Smalley** noted that the approval was based on the shape of the lot, the hill, and the neighbors having a shed.

The paperwork for the road from the **Ryder** Family PUD has been ~~approval~~ **approved**.

Papers have been served to Ron **Conklin** regarding the required barricade on LaRue Lane. **Howard** noted that when she recently went by that location, a chain had been installed across the access point.

A Zoning Violation notice has been issued to Joy **Smallegan** (6128 Quilters Court, off 62<sup>nd</sup> Avenue) for operating a gift shop, when property is not zoned commercial.

Jerry **Nykerk** (2216 64<sup>th</sup> Street) ~~he~~ has brought in two single wide mobile homes that need to be removed.

## V. Business Session

### A. Approval of Minutes

Motion by **Birkes** to approve the draft minutes from the 10/23/07 Regular Monthly Meeting as presented, with corrections noted. Support by **DeZwaan**. Motion approved with **Howard** abstaining.

### B. Approval of Agenda

Motion by **Howard** to approve the Agenda with noted change of adding **Commissioner Howard** Proposal to VII.2. Support by **Looman**. Motion approved.

### C. Old Business

**Birkes** has sent the proposed updated and amended zoning changes to Cindy ~~Yunkers~~ **Yunkers**, Township Clerk, ~~whom who~~ will then send them to **Allegan County Planning Commission** for approval. Once Allegan County makes their approval, the paperwork will then go before the **Ganges Township Board** for their final approval.

### D. New Business

#### 1. Other business that may come before the Commission

None

#### 2. Morton Buildings

ZA **Smalley** explained to the **Commission** that she had requested property owner Martin **Lappe** (corner of 65<sup>th</sup> and 116<sup>th</sup>) to attend tonight's meeting as well as **Morton Buildings** Representative Jason **Carpenter** (Middleville, MI), so that they could gain direction from the **Commission** on how to proceed the most effective way. Originally **Lappe** wanted to put up a horse stable for their horses. However, now he would like to install **Morton Buildings** allowing them to bring in horses owned by others for boarding and training. The property is zoned Agricultural. The buildings would be 22,000 – 23,000 square feet total for 3 buildings sandwiched together. **Smalley's** concern is once they talked of boarding or training other owner's horses, it changed from what she felt comfortable with approval, without discussion with the **PC**. After lengthy discussion the **PC** suggested that it is up to **Smalley** to determine if it's a "Special Use" or if it's a "Commercial Use", however if she still felt uncomfortable that perhaps they should go before the **ZBA** for interpretation.

**Birkes** suggested that they make application for special use under Section 4.1 **Agricultural Uses**. **DeZwaan** and **Howard** concurred adding that it is a **ZBA** decision.

#### 3. Recording Secretary

**Gooding** explained to the **PC** that after the last **PC** meeting, he talked to Recording Secretary Ronda **Hall**, and they decided that **Hall** would draw up a letter expressing concerns with the current sound system, and the time it's requiring her to produce minutes in a timely way, for both the township and **Hall**. **Hall** will address the issues, and **Gooding** will sign the letter as well, and then present to the Township Supervisor. At the suggestion of **Howard**, once **Hall** verifies that it isn't an equipment failure on her part, that we contact Township Clerk ~~Yunkers~~ **Yunkers** to contact the people we bought the equipment from and have them in to hear the tapes first (before making any changes to the equipment), and then have them make recommendations.

## VI. Land Division Review

None

## VII. Future Meeting Dates & Committee Work Summary

### 1. Future Meeting Dates

Regular Meeting December 12<sup>th</sup>, 2007 at 7:00 pm  
Special Meeting January 9<sup>th</sup>, 2008 at 7:00 pm  
Regular Meeting January 22, 2008 at 7:00 pm, including the election of officers.

### 2. Commissioner Howard Proposal

**Howard** explained that due to a recent business transaction in Florida it was going to be impossible for her to attend 2 meetings a month, every 2 weeks. ~~Therefor~~ **Therefore** she was asking if the **PC** would approve having the "Special Meetings" on the Thursday before the "Regular Meetings" scheduled on the 4<sup>th</sup> Tuesday of each month. The **PC** agreed, and this will be implemented in February, 2008.

### 3. Planner Selection

The committee has put together a list of questions to ask the 3 chosen potential planner candidates, and hope to have the interviews complete by Friday, November 30<sup>th</sup>. They will then contact 3 references each and make a recommendation to the **PC** at the December 12<sup>th</sup> Regular Meeting.

## VIII. General Public Comment

Susan **Pierson** (6944 Lakeshore Court, Fennville) noted the **DollyBrook Farm** PUD request as being an overwhelming amount of buildings for that property, and she appreciated the **PC's** tenacity in requiring the additional square footage of the additional buildings for that project i.e. the church, and other secondary buildings, adding that her concern is always drainage, and she appreciates the **PC's** attention to detail.

## IX. Adjournment

Motion by **Looman** to adjourn this regularly scheduled **PC** meeting at 8:20 pm. Support by **Howard**. Motion approved.

Respectfully submitted,  
**Ronda J. Hall**  
Ganges Township Recording Secretary