

Ganges Township Planning Commission
Special Meeting Minutes *FINAL* for October 14th , 2010
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

Chair **Howard** called the meeting to order at 7:00PM.

Roll Call: Chair: Sally **Howard** – Present
Commissioner: Jackie **DeZwaan** – Present
Commissioner: Ed **Reimink** – Absent
Commissioner: Ross **Wightman** - Present
Zoning Administrator Tasha **Smalley** was not present.
Vice Chair: Barry **Gooding**- Present
Board Trustee: Terry **Looman** - Absent
Secretary: Phil **Badra** – Present

II. Additions to Agenda and Adoption

Motion was made by **Badra**, supported by **DeZwaan**, to accept the Agenda as presented.
Motion passed.

III. General Public Comments

There were no public comments.

IV. Zoning Ordinance Workshop

The Commission started with correspondence that had been received. **Badra** emails to and from SWMLC concerning Wa-Ke-Na. He also had correspondence from **Henry Cole** dated 10/11/2010 concerning the **Martinson** Application.

Badra had sent several emails with information concerning State Licensed Facilities.

Badra also suggested changing the definition of Home Based Business so that sentence two reads: Examples of potential home-based businesses include construction contractor, carpenter, electrician, plumber and HVAC. The home based business shall be conducted entirely within the dwelling, garage(attached or unattached) and/or accessory building. There shall be no outside display or storage in connection with the home based business. **DeZwaan** stated she knew of another Township now having problems with home based businesses because of expanding their business, so it is a good idea to clarify the definition.

Badra also brought up the question as to what should go the the Zoning Board of Appeals. He read information from the **handbook** MTA Manual. The ZBA would not have all the information that is given at the Planning Commission meetings, making it difficult for them to make an informed decision.

Howard suggested that the changes be made to the Home Based Business definition as presented, and that decisions made by the Planning Commission concerning Special Land Uses **will** not be sent to the Zoning Board of Appeals. All agreed.

DeZwaan discussed the information that she had sent to Commission members concerning Article 11(page 11-1) Meat/poultry processing packing. Discussion was held concerning it being allowed with an SLU, concerns about water, and previous attempts to have this kind of business in our Township which met with a lot of opposition. It was decided that this would not be allowed in any district.

Page 11-2- ponds- **Smalley** had concerns in this area. She will be contacted to get that information.

Article 12: **Howard** stated that the Commission has gone through this before and she had

checked to make sure any issues brought up in the Public Hearings are addressed. She did not really find anything specific to this Article.

Groundwater protection information needs to be added to Site Plan Review for Commercial and Industrial. It was stated that the State regulates water usage at 10,000 gal/day, the County regulates anything less than this.

12.02 A4 change to “State Licensed residential for 6 or less”

B add Noncommercial “Wind” Energy Systems greater than 80', more than one on a lot,
add Open Space preservation

page 12-3 4. take out written and replace with notarized statement.

16. Delete

page 12-5 Section 12.04 A. Add number of days that application needs to be sent to PC.

page 12-10 Section 12.09 Add not between may and be, delete rest of sentence beginning with the word within, and delete the last sentence entirely.

Article 13:

page 13-4 D. Stacking spaces- changes will need to be made in this area, but have not been decided, so need to come back to when SLU's are looked at.

Page 13-5 Delete chart at top of the page,

Section 13.04 – delete “all but 1st sentence in A, keep B.”

page 13-7 B change wording Shall be submitted to the Township to may be required by the PC.

#4-delete sentence “Berms shall be sculpted to provide interest.”

Section 13.07- Add C. Change in use from Commercial to residential use requires approval of the Zoning Administrator.

Article 14:

Howard suggested that the Commission look at this Article, no big changes. **Howard** and **Badra** will go over again as they enter the changes that need to be done.

DeZwaan asked about Section 14.05 and the word revocation. Is it necessary to have a Public Hearing if the time has expired. **Howard** stated that the Public Hearings are important. **and** **The hearing** would be held in the Regular Meeting to keep the cost down **if time has expired.**

Section 14.06 B. Banquet Hall, catering establishment, and C Bed and Breakfast require State licenses.

AA. Truck maintenance facilities- **Wightman** stated that he was still working on this, but proposed definitions as: Maintenance Facility- work on own vehicle, not compensated in the Ag, Res/Ag, Commercial and Industrial districts.

Truck Repair Facility – work on public vehicles for compensation in the Commercial, Industrial and Ag districts.

be Truck Terminal – five or more trucks, storing, transfer of products. Commercial trucks would be defined as semi-truck.

Discussion included: In the Ag district farmers should be allowed to have several trucks and be able to maintain them, Res/Ag- if used in for agriculture could have 3 trucks, maintaining their own vehicles. **DeZwaan** had concerns about that many trucks, but **Wightman** stated that the big problem is with reefers and farmers probably would not have these. **Howard** stated that keeping the reefers away from residences is important. **Badra** stated that if this is not commercial why would they need more than one truck? **DeZwaan** was concerned that allowing trucks in the Res/Ag looks like we are allowing Commercial in that district. There was discussion about the number of acres to be used by a trucking facility, and also that no

truck could be left running within 1000' of any residence. It was suggested that maybe there should be two different Res/Ag districts-one if farming and one for not farming. **Badra** will write up some information and send to **Wightman** to look at. **Howard** said that rights of the farmer,

truckers and residences all need to all be considered and thanked **Wightman** for the information that he had presented as this was a good start.

page 14-6 B.2 add “or district” after residential use.

Page 14-14 I.2- take out “or the ordinary high water mark of surface water” add waters edge.

Add- or residential district after dwellings.

Badra had information concerning animals. He had checked with several neighboring townships. He did not find any information about the State or County regulating the number of animals per acre. **Gooding** stated that the State defines a horse as livestock. **DeZwaan** read from the current ordinance on page 11 under residential- if allowed in residential then allowed in Res/Ag, and they can not be kept in the front yard. As it stands now unless you have five acres even a 4-Her could not raise a calf/pig. The Township Clerk has received several calls concerning large animals and acreage needed. It was decided to use an example from another township which reads: Animals and Fowl – All districts- Large animals are allowed on lots of 5 acres or larger at the rate of two animals maximum for the first 5 acres and one animal for each additional ½ acre thereof. This is to be added to the General Provisions. **Bob DeZwaan** asked if this applies to the whole township, and was answered yes.

Page 14-15 J1. Delete street frontage and add road right of way.

Add: #3 Septic/waste hauling and service facilities must comply with all applicable Allegan County and State of Michigan statutes and shall not be permitted within 100 feet of a residential district “or use”, no emissions of an odorous matter in such quantities that would be offensive at the property line.

page 14-17 delete #11

page 14-22 delete first line of chart

page 14-23 #7c delete the words “next page”

page 14-29 CC. Definition includes blades

page 14-31 #8 change to 1.25' for every one foot

page 14-32 #17 decibels changed to 50

page 14-33 #9 change zone to use

Discussion was had about drive-thru restaurants, there must be a five car stacking requirement, and be in the commercial district. **Gooding** asked if the Zoning Administrator would monitor this, she would need to make sure there was space for the stacking. **DeZwaan** will look at a clearer definition of a Drive-thru.

Howard suggested that the trucking and Drive-thru issues be addressed at the next meeting, October 19th and would like to be done by the end of that meeting. She would like to try and hold the Public Hearing the first part of December.

Article 15, page 15-2 C.4 add – if not enough lot area go to ZBA for variance.

Page 15-3 D Nonconforming lots of record – **Badra** read the change to be incorporated.

Article 16 – **DeZwaan** stated there was a problem with when the minutes were give approved, but **Gooding** said that there had been a change there, so it worked better now, also there is a form available.

Article 17 – **Gooding** asked about enforcement. He stated there is a farm taking sand, leveling out a hill that he felt was something that needed to be addressed. If there is any question on something like this contact needs to be made with the Zoning Administrator.

Howard said that at Tuesday's meeting she would like to go over the Township map to make sure that it is correct. **DeZwaan** brought up a question about sewer for the Industrial -PUD or allowed. There is a response from the Township Attorney that Commission members should have.

Wightman said that the Tool and Die issue still needs to be addressed. Commercial as well as

Industrial are currently permitted. Commercial needs to have some restrictions in size, maybe by number of employees or size of building. It was looked at having a limit of 5 employees. Industrial – PUD there was discussion about the need for public sewer, this could raise some issues.

V. Future Meeting Dates

October Regular Meeting will be Tuesday, October 19, 2010 at 7:00PM at the Ganges Township Hall.

November Special Meeting will be Thursday, November 11, 2010 at 7:00PM at the Ganges Township Hall.

November Regular Meeting will be Tuesday, November 23, 2010 at 7:00PM at the Ganges Township Hall.

VI. General Public Comment

Bob DeZwaan, 2259 68th Street – questioned if the public hearing land uses drawings are signed by the Commission and the owner and time lapses for this to be complete, would both prints have to be signed for the next period of time and how would this information be checked. **Howard** stated that we would have to go back to the minutes when it was originally signed to make sure they are the same prints.

Jim Birkes, 2344 Lakeshore – concerning the trucking issue. There has been two issues in the past concerning this. They have been operations out of homes and have created complaints from neighbors because of noise, activity and lights. Putting conditions on these, such as time restriction on idling, not allowing reefers, would only apply to the new operations that want to come in. We know already that this does not work. He suggested not allowing this in Res/Ag and use conditional zoning, rezoning commercial with conditions.

VII. Adjournment

Motion was made by **Gooding** and supported by **Wightman** to adjourn. Motion carries unanimously. Adjourned at 9:50PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary