

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for June 22, 2021**  
**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: Charlie **Hancock** — Absent

Commissioner: Dale **Pierson** — Present

Commission Trustee: Barry **Gooding** — Absent

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — Present

**II. Additions to the agenda and adoption**

Motion was made by ~~Pierson~~ **Badra** to amend the agenda, adding Section 3.04D to the Zoning Ordinance discussion. Motion was seconded by ~~Badra~~ **Pierson**. Motion passed.

**III. General Public Comment** — None

**IV. Correspondence and upcoming meetings/seminars**

**DeZwaan** has an e-mail from the PC Secretary **Badra**

Letter from the Ganges Township Attorney *Re: Sign Ordinance*

**V. Public Hearing** — None

**VI. Approval of May 25, 2021 minutes**

A motion was made by **Badra** to approve the May 25, 2021 regular meeting minutes, with corrections. **Pierson** seconded the motion. **DeZwaan** abstained. Motion passed

## VII. Old Business — None

## VIII. New Business

- a. Ernest **Pappenheimer** – 1446 60<sup>th</sup> St. Re: TBD Forbidden Oak Dr. #07-025-014-30

**Jeff Pappenheimer**, Ernest's son, presented their application to convert an existing shared driveway/easement into a private road to serve a new parcel (an additional burden). The easement was established in 1994. It is currently improved to only one of the parcels it serves. The ZBA approved Ernest **Pappenheimer**'s Private Road variance request for 19' of relief from the northern property line setback at their most recent meeting, on June 3<sup>rd</sup>, 2021.

**Pappenheimer** stated that a bore test had been completed and the current driving surface was up to specs for materials and width. The Fire Department ~~have~~ *has* brought their fire truck up and down and have given their approval, with the suggestion that Jeff's new driveway be 22' wide so that the fire truck could back in and out. The road commission has also approved the name Forbidden Oak Drive and the Road Maintenance agreement has been signed by the 3 property owners.

**Badra** reminded the applicants that the road width would have to be increased if it would be serving any additional parcels. **Pierson** remarked that Ernest's property could not have legal ingress and egress on Forbidden Oak Drive and would need a new driveway installed off of 60<sup>th</sup> St. **Pierson** asked where it would be located. **Pappenheimer** had not decided yet. **Smalley** explained that the Road Commission would need to determine that.

**Badra** moved that the Private Road Forbidden Oak Drive be approved with the following conditions:

1. The private road shall serve only four (4) parcels. The remainder of the parent parcel # 0307-025-014-30 shall have ingress and egress from 60th Street only and not from Forbidden Oak Drive.
2. The private road maintenance and easement agreement shall be reviewed by the Ganges Township attorney at the owner's expense and shall be recorded with the Allegan County Register of Deeds.

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

Badra — Yes

Pierson — Yes

- b. Zoning Ordinance Discussion

- a. Event Centers – **Smalley** explained that she receives many requests for Wedding, barns, Glamping getaways, etc and wondered if the PC would be interested in allowing these kinds of venues in the Residential/Agricultural (R/A) district.

**DeZwaan** stated that even if they did it would conflict with the current Master

Plan, which is not up for review until next year. **Badra** explained that these kinds

of uses are not considered an accessory use to farming, like a corn maze or a cider mill would be.

The fact that some Ganges Township property owners have been advertising and illegally using their venues for weddings, corporate events, etc. has come to the attention of the PC. **DeZwaan** asked **Smalley** to send letters to the stakeholders of these properties so that they are aware that these types of uses are not in compliance with the Zoning Ordinance. It was determined that they would revisit the topic when it came time to discuss the Master Plan.

- b. Possible Zoning Ordinance text amendment to require a current land survey when an applicant comes before the ZBA.

**Pierson** explained that Carol **Josefowicz** had requested that the PC amend Section 16.05 line #4 to add a requirement that the area where a dimensional variance is being requested be required to be surveyed and the property line(s) in that area be staked. **Pierson** also thought it would be a good idea to require that they stake out the footprint of any addition to the building footprint. Smalley suggested that something to the effect of "...as determined by a staked line survey..." could be added.

- c. Sign Ordinance

**Pierson** questioned whether sign size limitations could be regulated per district. **Smalley** agreed that they could be regulated by district and/or based on construction type (wall, pole, monument, etc.) that they just could not regulate based on content. **Badra** stated that he had ordered some new signage books for the members to review for recommendation as to how to proceed.

- d. Section 3.04 D

**Smalley** questioned if the intent of Section 3.04D was to limit the exterior width and length dimensions on all sides, because the use of the word "elevation" has brought up some questions as to her interpretation of the ordinance. **Smalley** interprets the ordinance to allow a 24 x 24 2 story dwelling (576 sq ft of living space on the ground floor and the additional 384 sq ft of dwelling space above, totaling 960 sq ft minimum dwelling size requirement). Badra thinks that intent was that the 960 sq ft living area requirement was for the ground floor footprint. **Smalley** would like to amend the text to clarify.

- e. Private Road Ordinance

**Smalley** wants to reorganize Section 3.21.; rearranging some of the text to a more appropriate sub section, clarifying and better explaining the review requirements and approval process, removing some of the language that does not apply, etc.

## **IX. Administrative Updates**

Township Board-

**Gooding** absent

Zoning Board of Appeals (ZBA)-

**Pierson** reported that on June 3<sup>rd</sup> the ZBA had approved Ernest **Pappenheimer**'s Private Road setback variance request for 19' of relief from the northern property line setback. Pierson also reported that the ZBA had denied VanderMeulen Builders variance request for 14' of relief from a side setback.

Zoning Administrator- **DeZwaan** asked for an update on the Camp-it towers. **Smalley** reported that the Attorney had sent a letter giving a compliance deadline to the property owner, which was not met. The PC want the tower(s) to be removed. **Smalley** stated that she is working with the Township attorney to issue a citation.

#### **X.Future Meetings Dates**

The future dates of the PC Regular meetings will be July 27th 2021 and August 24th 2021

#### **XI. General Public Comment — None**

#### **XII. Adjournment**

Motion was made by **DeZwaan** and supported by **Pierson** to adjourn. Motion carried unanimously. Adjourned at 8:40 PM.

*Respectfully Submitted*

*Jennifer Goodrich*

*Ganges Township Recording Secretary*