

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for May 26, 2020

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** —Present

Commissioner: Dale **Pierson** —Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer Goodrich – Absent

II. Additions to the agenda and adoption

A motion was made by **DeZwaan** to add to New Business, contact LIS to update the zoning map to include latest rezoning and move New Business before Old Business. The motion was seconded by **Badra**. Motion passed.

III. General Public Comment — Julie Cowie asked what the timeframe was for amendment for small cell tower. And thanked the PC for good minutes. She also stated she sent a FOIA request to the township for files on other cell towers that were approved in the township. DeZwaan responded to the amendment question; possibly end of August. The attorney will review the text and then the planning commission will hold a public hearing and then the Township Board has final authority to adopt or not.

IV. Correspondence and upcoming meetings/seminars – none

V. Public Hearing

Open Public Hearing was opened at 7:05PM.

- a. Special Land Use, Commercial Storage Building, Ken Craycraft – Parcel # 03-07-003-008-01 6484 124th Ave

Craycraft presented his project. He would like to construct two 40x250 commercial mini-storage buildings. There are two storage buildings currently on the property.

Audience Comments - None

Close Public Hearing at 7:08PM

VI. Approval of January 29, 2020 minutes

A motion was made by ~~Jackie~~ **DeZwaan** to approve the January 28, 2020 regular meeting minutes, with corrections. **Pierson** seconded the motion. **Badra** abstained. Motion passed

VII. New Business

- a. Special Land Use (SLU) Commercial Storage building, Ken **Craycraft** – 6484 124th Ave 0307-003-008-01

Pierson stated he would like a fence to go around the south side of the pond. **Craycraft** said that the areas that are cleared to construct a fence will be added. **Hancock** asked if there would be a gate or admission gate. **Craycraft** stated he does not plan to put up a gate or admission fence. **DeZwaan** asked about the storage container currently on the property. **Craycraft** said the container was for storage of items for a client. The container is moveable and is not on this property. Also was asked if boats would be stored inside the units. **Craycraft** said he will not allow storage of boats, gas or other items of that nature; the contract applicants sign states the items are not allowed. **Badra** stated outdoor storage is ~~allows~~ allowed if the area is screened. **Craycraft** stated he is not allowing outside storage. **Hancock** asked if the lighting will shine down to not disturb the neighbors or people using the units. **Craycraft** said the lights will shine down as ordinance requires.

DeZwaan stated the application and site plan comply with Special Land Use standards and site plan review standards.

Pierson made the motion to approve the site plan for Special Land Use for 2 commercial mini storage building for Ken Craycraft at 6484 124thAve 0307-003-008-01 with condition: 1) extend fence around east side to 20 feet past the *Eastern most* storage building; 2) maintain fence from vegetation; 3) the 2nd building is to start construction in 5 years.

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

DeZwaan — Yes **Hancock** — Yes **Pierson** — Yes **Gooding** — Yes

VIII. Old Business

- a. Small cell tower discussion – reviewed proposed text from January 28, 2020 meeting.

DeZwaan stated she is ok with height of 75 feet or less will not require special land use. **Badra** agrees with text as written with few changes: #D remove “and exact same”. #1 change 600 ft to 300 ft. #12 add

site plan size 24 x36 and number of copies required to submit. Add #14 “this ordinance does not apply to small cell towers in the public right-of-way”.

Motion was made by **DeZwaan** to accept the draft for small cell tower with added corrections.

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

DeZwaan — Yes **Hancock** — Yes **Pierson** — Yes **Gooding** — Yes

b. Table of Uses discussion – continue discussion from January 28, 2020. **DeZwaan** stated AG products retail should be removed from Table of Uses except the Commercial District. **Pierson** suggested combining AG Products retail and Agriculture service establishment and rename Ag retail. **Gooding** agreed to remove Ag products retail from districts except commercial. **Badra** suggested to remove Ag products retail and Agricultural service establishment from districts except commercial and to add definition of General Retail and also add 2500 sq ft to Industrial table of uses Wholesale sales and service. Also to amend definition of Restaurant to include take out service and change AG Table of Uses Private Road in a cluster development to Open space development.

Badra made a motion to change definition of Restaurant to include take out and add definition for General Retail and add 2500 sq ft to retail uses in all the districts table of uses. **Badra** amended the motion to include removal of Ag products retail and Agricultural service establishment *from the Table of Uses and the Ag and Res/Ag Districts*. Motion was seconded by **Pierson**. Motion passed by roll call vote. **Badra** — Yes **DeZwaan** — Yes **Hancock** — Yes **Pierson** — Yes **Gooding** — Yes

c. Lot Coverage discussion – **Badra** stated to leave the text as is or amend building area to not include the area from bluff to beach. Per discussion, not a census to change anything at this time.

d. **DeZwaan** found additional text that was not amended with the change of DEQ to EGLE. Art 10pg 10 K#4 and pg 16 F.

e. Zoning Map discussion – **DeZwaan** stated that zoning map needs to be updated to include the latest rezoning. LIS will be contacted for amendment.

VIII. Administrative Updates

Township Board-

Gooding reported that at the fence is up at Pier Cove. Bid for gravel; 3 roads on the lakeshore. The Fire Department is asking for more equipment. The Board got bids to remove a tree in the cemetery.

Zoning Board of Appeals (ZBA)-

Pierson reported that the ZBA had met last on April 14, 2020 to discuss a application for front yard variance. 1341 Fabun Road for a new house. Applicant requested 10 feet of relief from required 40 feet front yard setback. The variance was approved.

Zoning Administrator-

Smalley did not have anything to report.

IX. Future Meetings Dates

The future dates of the PC Regular meetings June 23, 2020 and July 28, 2020.

X. General Public Comment – Julie Cowie said thank you for streamline project. Small tower objective agriculture township with heavy trees and wide open. Rural Gig formed to solve internet problems. Empathize with residents cost of broadband to 6 homes is \$500-800 per home; that cost is too much.

XI. Adjournment

Motion was made by **Gooding** and supported by **DeZwaan** to adjourn. Motion carried unanimously. Adjourned at 9:33PM.

Respectfully Submitted:

Tasha Smalley

Ganges Township Zoning Administrator