

Ganges Township Planning Commission
Regular Monthly Meeting Minutes FINAL for April 27, 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 Vice Chair: Barry **Gooding**- Present
Commissioner: Jackie **DeZwaan** – Present Board Trustee: Terry **Looman** - Present
Commissioner: Ed **Reimink** – Present **Secretary**: Phil **Badra** – Present
Commissioner: Ross **Wightman** - Present
Zoning Administrator Tasha **Smalley** was also present.

II. Additions/Changes to Agenda and Adoption

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

III. General Public Comments

There were no public comments.

IV. Correspondence, including upcoming meetings/seminars

Memorandum from Howard to the Township Board concerning Public Hearing/time line for Zoning Ordinance updates.

Letter from LSL re: Planning Commission changes to the Draft Zoning Ordinance.

V. Approval of Prior Minutes, 3/23/10

March 23, 2010 – Motion by **Badra** to approve the minutes of the March 23rd Regular Meeting with correction on page 2. Seconded by **Looman**. Motion was approved.

VI. Old Business

A. Martinson Site Condo application

Martinson was not present, so discussion was held on whether to deny the application or table it again. A new survey done by **MidWest Civil Engineers, Inc.** was received but it was felt there still was not enough information available, and there is still a question about the road access. **DeZwaan** made a motion to deny the application for the Site Condo due to lack of information. Motion was seconded by **Gooding**. After further discussion **DeZwaan** amended the motion to deny based on lack of information requested, lack of proof of legal access, lack of timely filing, lack of complete survey, proof of road frontage which had all been requested by the Planning Commission and by the township attorney. A Roll Call vote was requested and was as follows:

Looman – Yes **Badra** – Yes **Reimink** – No **DeZwaan** - Yes
Gooding – Yes **Howard** – Yes **Wightman** – Yes

Motion carries. **Badra** will send a letter to inform the **Martinson's** of the Planning Commission's decision.

B. Preparation for Public Hearings on Zoning Ordinance updates

Howard reported the the Township Board is not interested in doing a joint meeting in preparation for the Public Hearings. She also reported that the Board had concerns

about : animals, private roads, confusion in the application process, and open space requirements. The Planning Commission was to receive information from the Township Clerk, but no one has received that at this time. The Draft has been sent to the Township Attorney and to LSL to review and make comments. Information was just received so the Planning Commission members have not had time to look at this. **Howard** went through the comments made in the LSL letter that was received:

1. Definitions for Sexually Oriented Businesses
LSL strongly urged that the Commission retain the definitions that were originally proposed. The Planning Commission members felt that they would like to hear the Township Attorney's recommendation before making any changes.
2. Lot Width to Depth Ratio
LSL felt the name should be changed to "Lot Width Measurement on Cul-de-Sac or Other Irregularly Shaped Lots". It was agreed to change the title as recommended.
3. Conditional Rezoning
This recommendation only relocates the section from Section 4.05 to after Section 17.05. It was agreed to make this change as recommended.

Howard said there will still need to be changes to the areas of private roads and animals. She will check with **Clerk Yonkers** to see if she has anything else from the Township Board concerning any recommendations for changes. She asked that the Planning Commission members review the Draft dated 11/09 carefully before the May 18th Special Meeting. She would like to practice the opening for the May 25th Regular/Public Hearing that she will have prepared by that May 18th meeting. It would be helpful to come up with possible questions that the public may present. **Looman** asked if there was a replacement for Recording Secretary **VanDenBrink**, since she will not be available. There has not been a final answer from the Board yet. Since the PC did not feel it necessary to have LSL attend the Public Hearings, **Howard** stated that they have been asked to update the Township map. She also stated that the posting for the Public Hearing, which needs to be posted by May 3rd, needs to include information about the changes being made to the Zoning Ordinance. The Township Attorney will provide the language to cover the information needed in the Notice. **Smalley** will identify the changes and have that information available for the May 18th meeting.

VII. New Business

A. Planning Commission Budget

The Public Hearings and printing of the new Zoning Ordinance will be the big budget items. Printing of the Zoning Ordinance may be a Township Board expense, which will have to be checked into. The amount requested in the 2010 budget for the purpose of the new Zoning Ordinance was \$10,000. This was not all used in 2010, but it was felt that it should be requested again for the 2011 budget to cover any extra meetings that may be necessary until the Zoning Ordinance is implemented. In the Education line of the budget it was decided to ask for \$1200, the same as 2010, to cover education needs that a couple of the Commissioners will need. There will also be a need for education in the wind energy area. **Looman** had a copy of the current ledger information and **Howard** went over it briefly. It was felt that we may need to increase the Printing line item to \$5000. **Howard** will draft the budget request to present to the Township Board.

VIII. Administrative Updates

A. Township Board – **Looman** had nothing to report.

B. Zoning Board of Appeals – **Gooding** had nothing to report.

C. Zoning Administrator – **Smalley** reported that she had talked with **Ciesla** concerning his Special Use Permit, which is done on May 24, 2010. He has indicated that he may want to continue, which the PC advised he will have to reapply for a new Special Use Permit. **Smalley**

will take pictures and check on the reclamation that needed to be completed. **Ciesla** will need to stop use until the new application is approved.

Smalley also asked about the Special Use Permit that was obtained by the Vintera winery. She has been told that the land has been sold. The Special Use Permit is two years old and they will need to reapply.

Looman said as a matter of information, that the 63rd Street Cul-de-Sac Street easement expired in 2001.

IX. Future Meeting Dates

May Special Meeting will be Tuesday, May 18, 2010 at 7:00PM at the Ganges Township Hall.
May Regular/Public Hearing Meeting will be on Tuesday, May 25, 2010 and a Special Public Hearing concerning the Commercial portion, on Wednesday, May 26, 2010 at 7:00PM to be held at the Glenn Hall.

June Regular Meeting will be Tuesday, June 22, 2010 at 7:00PM at the Ganges Township Hall.

X. General Public Comment

Jim Birkes, 2344 Lakeshore Dr. - Asked when the Zoning Ordinance draft will be available for the public. **Howard** stated that the draft dated 11/09 will have to be available by May 3rd when the Public Notice is posted. **Yonkers** is keeping a list of people that are interested in obtaining a copy. The last draft was just received on April 25. **Birkes** also stated that the Township needs to have a Zoning plan prior to its July meeting.

XI. Adjournment

Motion was made by **Looman** and supported by **Howard** to adjourn. Motion carries unanimously. Adjourned at 8:25PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary

