

Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for December 16, 2008
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

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

Roll Call: Chairman: Jim **Birkes** – Present Vice-Chairman: Barry **Gooding** – Present
Present
Secretary: Jackie **DeZwaan** – Present Commissioner: Sally **Howard** – Present
Commissioner: Dawn **Soltysiak** – Absent Commissioner: Ed **Reimink** – Present
Board Trustee: Terry **Looman** – Present
Zoning Administrator Tasha **Smalley** was not present due to conflict with another meeting.

II. General Public Comment

There was no public comments.

III. Correspondence

Correspondence included:

Letters sent regarding the November Hearings on Rezoning Requests for Bruce and Barbara Black and Tom Harrington, ToDo, LLC. Dates will be corrected and letters resent.

The Agenda for the Planning Commission Special Meeting on December 18, 2008.
Monthly Ganges Township Planning Commission Memorandum report for November .
Planning commission Annual Report for 2008.

Letter from Saugatuck Township regarding their Master Plan sub area along the lakeshore, which was approved by their Board.

Allegan County Planning Commission outcome regarding the Black and ToDo, LLC rezoning requests.

Agreed with the decision made by the Ganges PC on the Black request.

Disagreed with the decision made by the Ganges PC on the ToDo, LLC, based on the rezoning is consistent with the Future Land Use in a vote 8 to 2.

Maps received from Brenda Moore of LSL Planning, Inc. were distributed.

IV. Administrative Updates

A. Township Board: Trustee **Looman** said that the Township Board has approved looking for a recording secretary for the Special Planning Commission meetings. He asked for suggestions for possible candidates.
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B. Zoning Board of Appeals: Vice Chairman **Gooding** said there was nothing new to report. He reminded members of the Special Planning Commission meeting set for December 18.

C. Zoning Administrator: Tasha **Smalley** was not present due to a conflict.

V. Business Session

A. Approval of prior minutes:

November 13, 2008- A motion was made by **Gooding** to approve the November 13th Special Meeting as presented. Seconded by **Looman**. Motion carries unanimously.

November 20, 2008 – A motion was made by **Howard** to approve the minutes of the November 20th Special Meeting with corrections. Seconded by **Gooding**. Motion carries unanimously.

November 25, 2008 – A motion was made by **Howard** to approve the minutes of the November 25th Regular Meeting with corrections. Seconded by **DeZwaan**. Motion carries unanimously.

B. Approval of Agenda

The approval for the October 30, 2008 Special Meeting minutes was removed as that meeting was not held.

Reimink asked that discussion of the November 25, 2008 meeting be added to the agenda. Added under item D. 1. Review previous meeting

2. Zoning Ordinance Update Project

Motion was made by **Howard** to approve the December 16, 2008 Agenda with the changes. Seconded by **Looman**. Motion carries unanimously.

C. New Business

Birkes presented the November Planning Commission Report that was given to the Ganges Township Board.

Birkes also presented the Planning Commission Annual Report for 2008. After discussion, **Reimink** moved to approve the Annual Report for submission to the Ganges Township Board. **Howard** seconded. Motion carries unanimously.

D. Old Business

1. Review of previous meeting.

Reimink stated that he felt applicants need to be more fully informed about rezoning before coming to the Planning Commission. Zoning Administrator needs to inform the applicant of all options and make sure that all information is complete before it comes to the Planning Commission.

2. Zoning Ordinance Update Project.

Discussion was had on how much time is still available with Brenda **Moore**, of LSL Planning, Inc., and when the Update should be presented to the Township Board.

Howard has the Update information of disk and could produce a draft

that could be review by the Planning Commission before the final draft is done. It appears that the time agreed to in the contract with LSL Planning, Inc. could be used up, but **Howard** will review invoicing that has been done. She also mentioned that Brenda **Moore** has some concerns about changes made in the area of signs.

Reimink had no report on the Committee looking at Agriculture.

Birkes had information on how Casco Township set up their Zoning Ordinance which was distributed to all members. A list of Saugatuck's Zoning was also distributed. He suggested that members should review this information, possibly using this information to determine uses to be discussed at the December 18th Special Meeting.

Gooding reminded members that they need to make individual lists of District's uses by the December 18th meeting. There was much discussion on what Commercial designations were needed. C-1, C-2, and C-3 or Industrial levels were discussed.

VI. Work Summary & Future Meeting Dates

The next Special Meeting is Thursday, December 18th at 7:00PM at the Ganges Township Hall.

The next Special Meeting is Thursday, January 22nd at 7:00PM at the Ganges Township Hall.

The next Regular Meeting is Tuesday, January 27th at 7:00PM at the Ganges Township Hall. Election of Officers for 2009 will take place at this meeting.

VII. General Public Comment

Gooding informed the members that Marge **Sheldon** was having some difficult health issues.

VIII. Adjournment

Motion was made by **Looman** and supported by **Howard** to adjourn. Motion carries unanimously. Adjourned at 9:30PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary

