

Ganges Township Planning Commission
Regular Monthly Meeting Minutes FINAL for February 22, 2011
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

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

Roll Call:Chair: Barry **Gooding** – Present Secretary: Phil **Badra**-Present
Commissioner: Jackie **DeZwaan** – Present Commissioner:Neil **VanLeeuwen**-Present
Commissioner: Ross **Wightman** – Present Board Trustee: Terry **Looman**-Present
Zoning Administrator Tasha **Smalley** was present.

Gooding opened the meeting by welcoming Neil **VanLeeuwen** to the Planning Commission.

II. Additions to the agenda and adoption

DeZwaan mentioned that public comment about the Site Plan Review needs to be made during the Public Comment section, not during the Hearing. A letter ~~(d)~~ Letters of appreciation to previous Commissioners, needs to be added under VIII. New Business. Motion by **DeZwaan** to approve the agenda with the additions, seconded by **Badra**. Motion passed.

III. General Public Comment

There was no public comment.

IV. Correspondence and upcoming meetings/seminars

Letter from Frank Conklin supporting the Greenleaf Trust Special Land Use request dated 2/18/11.

Letter from Neil VanLeeuwen, dated December 15th with concerns about the Ordinance Draft.

Letter from Zackery Bossenbroek, concerning wind energy wording in the Ordinance Draft.

V. Public Hearing

A. Special Use Permit-retail/woodshop (gallery) Parcel: 0307-032-007-10 (Corrected)
1385 Blue Star Highway Owner: Greenleaf Trust

Gooding opened the Public Hearing with instructions. Greenleaf Trust owner **Mr. Sauer**’s” presented his information. He stated that currently the building is being used as a woodworking shop and he would like to add a gallery to showcase his product”s”.

No one present voiced any concerns. Two comments were made in support;

Ed Gregory, 1367 Blue Star Hwy, supported the request but also asked that the water table be protected. Mr. Sauer stated that there is no floor drain in the building and that he intends to use waterbased/milk stain whenever possible.

John Martinson, 1382 Blue Star Highway, stated he felt it was good for the area and would help the economy.

Badra stated that the original request to the Health Department did not show a bathroom.

Mr. Sauers stated that there is a bathroom and that it is handicapped accessible. **Badra** also asked about outdoor lighting. **Mr. Sauers** stated that what is present now is all that will be used. **Gooding** asked about solvents, if used, and their disposal. **Mr. Sauers** stated that when solvents have been used he has used sealed containers and has taken these to proper disposal authorities, but he would like to keep these kinds of items use to a minimum.

Badra asked about how many employees would be working there. At this point **Mr. Sauers**

stated that it was just himself, possibly in the future, someone in the gallery occasionally.

VanLeeuwen asked about the house that is on the property. It is currently being rented out.

Wightman asked about the dust collection system. **Mr. Sauers** stated that it would be located in an insulated area to contain the noise and collected in bags.

VanLeeuwen asked to what extent other artists items would be sold in the gallery. **Mr. Sauers** stated that it would be more to show accessorizing, so it would be at a minimum.

Badra and **DeZwaan** asked about parking. With the square footage being used it would require 12 spaces. **Mr. Sauers** felt there was probably room for 10 right now and plenty of space to accommodate what was needed. He said that he would measure and get back with **Smalley** about the parking. It was also pointed out that the drawing of the property needs to be done professionally, showing setbacks, well, parking, etc. **Mr. Sauers** said that he would get this done. It was also asked if the sign that is intended to be used will be lit. It will not.

The Public Hearing was closed.

VI. Approval of December 7, 2010 minutes

December 7, 2010- Motion by **Badra** to approve the December 7th Regular Meeting minutes with corrections. **Looman** seconded the motion. Motion passed.

VII. Old Business

There was no old business.

VIII. New Business

A. Greenleaf Trust Special Use Permit

Gooding asked the Commission members if there were any questions.

VanLeeuwen questioned the need for a Special Use Permit. He felt this could be classified as a home occupation. **Mr. Sauers** does not live on the property and he is the only person working there.

DeZwaan questioned if this was an accessory building without a home on the site. There is a home on the property which is currently being rented out. It was brought up that if there is not more employees, that there would not be a need for the Special Use Permit. **Smalley** read the definition of a home occupation, living on the site, one worker and this is Commercial

property. **VanLeeuwen** asked **Mr. Sauers** his feeling on this. **Mr. Sauers** stated that down the road, if his gallery was to grow, he would not want to be in violation if he were to hire more people. He felt he wanted to continue with the application. So the Commission went through the Final Site Plan Review, Sect. 7D.06. After going through items 1-20 **DeZwaan** made the motion to approve the Special Use Permit for Greenleaf Trust Site Plan as it complies with Section 7D.06, with the following contingencies: a new professionally done drawing including location of the sign, showing 12 parking spaces, location of the dust collector, no outdoor storage of lumber, provisions that all solvents be taken care of off premises, the sign not be lit, and all other requirements as stated in 1-20 be shown on the drawing. **Looman** supported. After discussion the Motion was amended to include: completion of the project be done within one year. Roll Call vote was as follows:

Looman – yes

Badra – yes

VanLeeuwen – yes

Gooding – yes

Wightman – yes

DeZwaan – yes

Motion Passed.

Smalley will follow through with the inspections. Some have been done already with the possibility that this was going to be a commercial building. **Smalley** will also help with information concerning the professional drawing that needs to be done. This does not require a sealed drawing.

DeZwaan asked that the two copies of the drawings be presented at the next Regular meeting

to be signed by the Commission members, one copy for the Commission and one for the applicant.

B. Site Plan Review-Consumers Energy New Electric Substation

Parcel: 0307-003-025-10 2294 64th Street.

Representatives for Consumers present were **Jeanie King** and **Ryan VanSolkema**. They stated that the location is on 64th Street and was being asked for because of the growth in the area. **Gooding** asked about the clearing being done along the the high power corridor. **VanSolkema** stated that the line will come into the substation along these lines. **Badra** confirmed with **VanSolkema** that Consumers does own this property. **VanLeeuwen** brought up that essential services are exempt from ordinances and questioned why the Site Plan Review was being done. **Smalley** read from Page 81, Utility Site Plan review 7D.01B as reason for doing this. **DeZwaan** asked about drainage-oil/water separator. **VanSolkema** explained that this is designed to keep any oil from escaping. There was some discussion about land division for this property. In 2009 it was approved as not buildable and is a lot of record at this time. Setbacks will not apply as there will not be any buildings on the site. After going through the Final Site Plan Review items, a motion was made by **Badra** to approve the new Consumers Energy Electric Substation located at 2294 64th Street. It was seconded by **VanLeeuwen**. Roll call vote was as follows:

Looman – yes	Badra – yes	VanLeeuwen – yes
Gooding – yes	Wightman – yes	DeZwaan – yes

Motion Passed.

The Planning Commission members signed the sealed and unsealed copies of the Plan. The Parcel number was included on all copies. Smalley will file the sealed copy, Consumers will keep the unsealed copy.

C. Election of Officers

For Chair: **Looman** nominated **Gooding**, **Badra** nominated **VanLeeuwen**. Nominations were closed. First hand vote: **Gooding** – 3, **VanLeeuwen** – 3, **tied**.

Gooding spoke for **VanLeeuwen**. He knows how the Township works, knows the Ordinances. **Gooding** said that his own health is a concern that he has in being able to serve in the Chair position.

Second hand vote: **Gooding** – 2, **VanLeeuwen** – 4. **VanLeeuwen** will be Chair.

For Vice-Chair: **Wightman** nominated **Gooding**. Vote was unanimous.

For Secretary: **DeZwaan** nominated **Badra**. Vote was unanimous.

There was discussion as to some of the reports and items that will need to be completed by **VanLeeuwen** as the Chair. There was also discussion about who would make the reports to the Township Board, and questions on compensation for meetings. There is a joint meeting with the Township Board on February 23rd. These questions will be brought up at that time. **DeZwaan** asked about getting permission from the Township Board to have extra meetings to complete the Zoning Ordinances. **Badra** copied the items that had been discussed at the December 7, 2010 meeting. Most felt that there would not be a need for extra meetings as most of these items have been incorporated into the Ordinances already.

D. Letters of Appreciation for previous Commissioners

Badra wrote letters to **Sally Howard** and **Ed Reimink** thanking them for their years of service. He passed the letters around so that each one could sign them and he will mail them. One more position is open on the Planning Commission and should be filled soon.

- A. Township Board – **Looman** stated that there is a meeting at 6:00PM on February 23rd.
- B. Zoning Board of Appeals – **Gooding** had nothing to report.
- C. Zoning Administrator – **Smalley** reported that she had received a call concerning a PUD, but did not have any information on this yet.

X. Future Meetings Dates

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

XI. General Public Comment

Ed Gregory, 1367 Blue Star Hwy- Thanked the Planning Commission and staff for all the good work that has been done.

XII. Adjournment

Motion was made by **Looman** and supported by DeZwaan to adjourn. Motion carries unanimously. Adjourned at 8:35PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary