

**GANGES TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING FEBRUARY 19, 2009 7PM**

1. Call to order and roll call

The meeting was called to order at 7:03pm.

Roll Call Present: Birkes, Gooding, DeZwaan and Soltysiak

Members Absent: Howard, Looman and Reimink

Staff Present: Bare

Kyla Bare was introduced to Planning Commission members at the new recording secretary for Workshop Meetings.

2. General Public Comment: NONE

3. Approval of the agenda

Motion to approve the February 19th agenda as written was made by Gooding and supported by Birkes. Motion carried.

4. Zoning Ordinance Workshop

**Continued review of Business and Industrial Districts with emphasis
on allowed uses in the districts**

Soltysiak provided a handout (committee report) and went over the map in which all the land uses in the Township were classified and colored to match the description of that classification. After reviewing the map there are 11 parcels that are classified as C1 and about 8-9 that are C2. Birkes asked if it was possible to have this map scanned into a computer so if it needs to be referred to in the future it is possible? Soltysiak replied that she would not like to do that as of yet, since the map is of proposed zoning and does not want to have it official until determined.

Birkes then started with Version III of the district worksheet. He stated he took out what was not needed anymore and condensed down to show what really needs to be addressed. He also gathered some more information from Casco Township and Saugatuck Township.

Soltysiak stated that there needs to be a vote from all the Planning Commission members on what parameters should be set for the districts and what classifies them. This should be done when all members can be present.

The first issue discussed was setting up the amount of parking that would be allowable in the C1 and C2 districts. The decision was based on size and scale of a development and should be made appropriate categorically before done geographically. It was then decided that the recommended parking spaces for a C1 district should be between 5 and 10 spaces. In a C2 district there should be between 30 to 50 parking spaces. Don Karas was in the audience and made the statement that making parking “heavy” initially gives more flexibility than making it “light” to begin with. DeZwaan stated that size and scope of a project should still be a factor in deciding what is best for a development.

Goodman brought up a concern about Industrial since the infrastructure is not in place to handle a large-scale development that is allowable in Industrial. Tasha Smalley, Zoning Administrator, stated that if and when a large industrial project should come to the Township then at that time it would be discussed on what would benefit the Township and the developer so the two can work together to possibly put in the appropriate infrastructure if needed. It was then decided that Industrial development should be on a minimum of 5 acres and the building footprint can have a maximum of 15,000sq ft. If there were a larger proposal then this would need a variance request. The question then of what acreage should be allowed in C1 and C2 was discussed and it was decided that C1 should be on a minimum of 1 ½ acres and C2 on a minimum of 2 acres with an maximum allowance of an 8,000sq ft building. Birkes asked if he was reading correctly that anything allowed in C1 districts could be carried into C2 districts? Smalley stated that this is correct, however what is allowable in C2 cannot carry over into Industrial. There should be no Commercial in Industrial and no other uses for that matter it should strictly be Industrial.

Soltysiak raised a concern that maybe it should be looked it on a fee scale for smaller and larger intense projects. If there is not much to a project, is it fair for a developer to pay the same amount as a large-scale project. Smalley stated that the fees are in place to cover the cost to the Township to hear the plans of a development, however she agrees that the Board should review the fee scale at some point. Birkes stated that if the Zoning Administrator recommends no drawing of the project then maybe a different fee could be looked at for that developer.

Birkes then went through each item on the Version III of Districts Worksheet. Planning Commissioners went through each item and decided what should stay how things will change. There were some minor changes in which Birkes will be providing a new document with wording changes and what has been deleted or added. Planning Commission members were only able to discuss the items found on Page 1 and will resume the remaining page at the next scheduled workshop meeting.

5. Other Business that may come before the Planning Commission

There will be a meeting held on March 5th at 7pm. This will be with the attorney and then it will be a closed session meeting.

6. Future Meeting Dates

February 24th will be the regular meeting of the Planning Commission. The next workshop meeting will be held on March 19th at 7pm.

7. General Public Comment: NONE

8. Adjournment

Motion to adjourn was made by Birkes and supported by DeZwaan. Motion carried. The meeting was adjourned at 9:40pm.