

**Ganges Township Planning Commission  
Regular Monthly Meeting Minutes FINAL for April 26, 2011  
Ganges Township Hall  
119<sup>th</sup> Avenue and 64<sup>th</sup> Street  
Fennville, MI, Allegan County**

**I. Call to Order and Roll Call**

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

Roll Call:Chair: Neil **VanLeeuwen** – Present Secretary: Phil **Badra**-Present  
Commissioner: Jackie **DeZwaan** – Present Commissioner:Roy **Newman**-Present  
Commissioner: Ross **Wightman** – Present Board Trustee: Barry **Gooding**-Present  
Zoning Administrator Tasha **Smalley** was not present.

**II. Additions to the agenda and adoption**

Two additions need to be added under VIII. New Business. They are: The letter of thanks to Terry Looman, and the election of a vice-chair. Number V. needs to be eliminated because there is no public hearing scheduled. It was decided to put “-none” after Public Hearing when there is nothing scheduled, rather than eliminate it. Motion by **Gooding** to approve the agenda with the additions, seconded by **DeZwaan**. Motion passed.

**III. General Public Comment**

There was no public comment.

**IV. Correspondence and upcoming meetings/seminars**

Letter from Tasha **Smalley** with questions about the Distillery and Sight Plan Review areas of the Zoning Ordinances. **VanLeeuwen** stated that he felt these would be addressed later in the meeting when going over Ordinances Issues under New Business.

**V. Public Hearing -None**

**VI. Approval of February 22, 2011 minutes**

February 22, 2011- Motion by **DeZwaan** to approve the February 22<sup>nd</sup> Regular Meeting minutes with corrections. **Wightman** seconded the motion. Motion passed.

**VII. Old Business**

There was no old business.

**VIII. New Business**

A. Letter of appreciation

**Badra** had a letter of appreciation to Terry **Looman** that was passed around for signatures of the Planning Commission members. **Badra** will mail.

B. Election of Vice-Chair

**Badra** nominated **DeZwaan**, **VanLeeuwen** seconded the nomination. Nominations were closed. First vote: Passed unanimously.

C. Budget Request

After discussion of the Budget items it was decided to increase the following areas of the Estimated 2010-2011 Budget: Salary - \$7,600 to \$8,950, Contracted Service - \$1,500 to \$1,770, Education - \$100 to \$1,200 and Mileage - \$150 to \$500. This would increase the total

Budget request from \$11,360 to \$14,560.

**Badra** made a motion to approve and send to the Township Board the Budget Request with changes for the 2010-11 Estimated as discussed. Motion was supported by **DeZwaan**. Motion passed.

#### D. Preliminary Discussion of Zoning Ordinance Issues

**VanLeeuwen** brought up the letter that **Smalley** had sent with her questions about the Distillery and Site Plan Review and that these will be addressed as the members go through the handout entitled Ordinance Issues. There was also handout entitled Matrix of Permitted Land Uses which was prepared by **VanLeeuwen** on March 10, 2011. Issues were looked at on the Matrix:

Semi truck parking: Should be added as a permitted use in the Ag district.

Manufactured Housing District: Is this limiting the use of the land? **Badra** said this should be in the Future Land Use. **DeZwaan** agreed. **Gooding** stated that it was needed to show this zone somewhere. This will be addressed further when the Future Land Use map is looked at.

Clear Vision: **VanLeeuwen** had drawn a map of how the clear vision triangle looked according to the footage required at this time. There was much discussion about if this was excessive, taking usable land from farmers, who is responsible for keeping this area clear, and if signs caused problems in clear vision area. It was decided to take item B., page 3-9, Section 3.13, out along with the drawing. **Badra** will have verbage to add to letter A.

Cluster development: Put in table of contents, need to add to Section 3.27 with reference to 12.07F, change to permitted in Commercial and Mixed Use Districts.

Site Condominium and PUDS: **VanLeeuwen** had a sample of changes he would like to see-items removed and additions to Article 12, 12.01 and 12.02. Also there is a typo on page 3-25 which needs to be changed, it is 21 days not 21 business days.

Signs: This was discussed with the Clear Vision issue.

Distilleries and biofuel plants: **Badra** and **VanLeeuwen** had information that they had worked on concerning this issue. There is current legislation being worked on at the state level as well. There was discussion as to combining Winery and Distilleries. Licensing would govern these areas as they are distinctly different. **DeZwaan** questioned the minimum acreage required and this may need to be looked at. **Badra** will put something together and distribute to members.

**Gooding** stated he felt that the winery and distillery needs to be separated. **VanLeeuwen** said that he will work on separate descriptions

Article 9 Black River Watershed Overlay District: There was a lot of discussion about this District. Much of it centered around the difference between Watershed and flood plain.

Ordinance 8 in the old Ordinances will need to be looked at as things have changed. The watershed and flood plain are two different issues but the same map is used to describe them.

It was decided that **Gooding** will take the question of Ordinance 8 and combining it with Article 9, to the Township Board and if they want to address this problem they can then send it back to the Planning Commission.

**VanLeeuwen** asked the members to go over the Matrix of Permitted Land Uses and see if there were anymore questions or changes that needed to be done. These can be addressed at the next meeting. It was felt that any major changes will be done all at once.

## IX. Administrative Updates

A. Township Board

B. Zoning Board of Appeals

C. Zoning Administrator

There were no updates given.

## **X. Future Meetings Dates**

May Regular Meeting will be Tuesday, May 24<sup>th</sup> at 7:00PM at the Ganges Township Hall.

## **XI. General Public Comment**

**Jim Birkes** – 2344 70<sup>th</sup> Street – Concerning the Zoning Plan-Planning Enabling Act, we have until July 2011 to have it done.

Mobile Home Park Area – in the Master Plan the Township Attorney advised that since it can not be kept out of the Township it was better to plan for it, so it was created. It was to show on the Future Land Use map. The requirements were looked at and it would fit anywhere along Blue Star or M-89. The least controversial was on the Hudson farm area. It was a mistake to put it on the current map.

Open Space – Duplexes- there can be requirements put on this area concerning density.

Black River Watershed-not the same as flood plain. Watershed drains into waterway, flood plain periodically floods. The overlay, in addition to restrictions – district was not put on map to protect the waterways. **Badra** questioned if maybe the flood wordage should be eliminated.

**Birkes** said it is a Board issue the way it is written, but maybe it should be rewritten. **Badra** stated there was some verbage that was discussed but does not seem to be what was written.

**VanLeeuwen** stated that he will work on getting information together to look at. **Gooding** will still ask the Township Board about this.

**DeZwaan** welcomed **Newman** as a new member of the Planning Commission. She also asked about the **Sauers** plans that are needed for signatures. **Badra** will send **Smalley** a note concerning the **Sauers** plans and asked that they be available for the next meeting for signatures.

## **XII. Adjournment**

Motion was made by **DeZwaan** and supported by **Gooding** to adjourn. Motion carries unanimously. Adjourned at 8:55PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**