

Ganges Township Planning Commission
Regular Monthly Meeting Minutes APPROVED for October 27, 2015
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

Chair

DeZwaan called the meeting to order at 7:00PM.

Roll Call: Chair: Jackie **DeZwaan** – Present Secretary: Phil **Badra**-Present

Vice-Chair: Roy **Newman**-Present Commissioner: Charlie **Hancock** –Present

Board Trustee: Barry **Gooding**-Present

Zoning

Administrator Tasha **Smalley** was also present.

II. Additions to the agenda and adoption

Motion was made by **Gooding** to accept the agenda as presented. Motion was seconded by **Newman**. Motion passed.

III. General Public Comment - None

IV. Correspondence and upcoming meetings/seminars

DeZwaan said that she had the letter of October 6, 2015 that was sent to **Kiss LLC. Badra** had RECEIVED an email FROM KATHERINE KOFFMAN to the Township Attorney concerning equine BOARDING facilities AND GAAMPS.

V. Public Hearing – None

VI. Approval of September 22, 2015 minutes – Motion by **Newman** to approve the September 22, 2015 regular meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business

Dan Ciesla SLU violation issue – **Smalley** had sent a letter to **Mr. Ciesla** citing Article 14 A&B as basis for the discussion to revoke the SLU. If the SLU is to be amended a Public Hearing will need to be scheduled. The violation concerns a second driveway that was put in without coming to the Planning Commission for approval. **DeZwaan** stated that she felt that the Commission did not want to necessarily revoke the SLU, and **Gooding** voiced concern that in correspondence that this is referred to as a “sand pit” which it is not, but any changes need to have a Public Hearing. **Smalley** asked if it was possible to listen to what **Top Grade** and **Ciesla** were proposing. The members stated that they can listen but no decision would be possible without the Public Hearing. All of the Commission members had been asked to go and see the driveway that had been put in. **Gooding** stated that he felt the position of the driveway was a good spot, but it needs to be done properly. **DeZwaan** still had some concerns for traffic coming from the south. **Ross Veltema**, owner of **Top Grade** and **Mark Clark** who works for **Top Grade** were present. **Mr. Veltema** explained they had met **Mr. Ciesla** through a partner in his business. They had wanted to improve the access to the property and **Mr. Clark** had gone to **Michigan Township Services** and talked with **Smalley**. He went to the **Allegan County Road Commission** and felt if they got approval there that they were OK. **Mr. Veltema** stated it was a misunderstanding by **Top Grade** as to all of the steps that needed to be done. This driveway also has been gated and a sign put in place. **Mr. Veltema** apologized and stated that they want to follow the guidelines. He stated that their intentions for the property at this time is to take the high land and bring it down so that this property can be farmed again. He is aware of the 15,000 yard maximum restriction. He also stated that they may have some future plans. **Smalley** said that there had been emails sent. On July 6, 2015 she had sent an email stating the **Planning Commission** approval was necessary, but there had not been a reply to this email from **Top Grade**. **Top Grade** stated that they were sorry for the miscommunication and took responsibility. Discussion was had to possibly put the Public Hearing on the November Agenda and that information would need to be given to **Smalley** two weeks before. The information would need to show the position of the SECOND driveway on 64TH STREET the original project information. Any Changes DISCUSSED would change the class of TO the project MAY MAKE THIS A CLASS 2 OPERATION INSTEAD OF THE CURRENT CLASS 1 from 1 to 2. **Veltema** asked if that information could be given to him. Class 2 would require a more detailed Site Plan. It was recommended if **Mr. Veltema** was thinking that they would need the Class 2 that they should come with all of the information at one time. **Smalley** will

get copies and provisions for the Class 2 to **Mr. Veltema**. After further discussion it was felt by **Mr. Veltema** and the Commission members that the November meeting would be too soon to get everything required in time, so this will be looked at in a later meeting. It was discussed that work can continue at the site as long as they use the original driveway approved. **Hancock** asked about the Road Commission approval and what ~~the~~ THAT involved. It was explained that ~~that~~ approval is only for the work that needs to be done in the road right of way. It was also stated that the Road Commission did inspect the driveway entrance when it was completed.

Kamps Family update – DeZwaan presented past Ordinance books that showed that the restriction concerning the number and length an RV can remain on a property dated back to 1962. A question about the use of tents was mentioned. Tents would be allowed. The previous issue had been with the number of units that were on the property during those weekends. **Smalley** stated that she had talked with the family.

GAAMP changes – Badra had presented some suggested changes to each of the members. He also stated that the State of Michigan had just made some more changes with Public Act 146. **DeZwaan** stated that until the book on signs was received these changes TO THE ZONING ORDINANCE SHOULD ~~ean~~ not be completed. The book has been ordered but has not been received yet.

Hancock asked about the **Valentine** SLU. He stated that there is a large pile of blacktop currently on the property. **Smalley** will look into. Also **DeZwaan** asked about **Michigan Township Services** doing our enforcement. **Smalley** stated that **MTS** enforces blight and car issues, any light or noise issue goes to the Township Supervisor.

VIII. New Business-discuss possible conflicts with the ZO and the Township Board enforcement ordinances

There is an issue with Junkyards and storage yards. The Township Ordinance # 23 allows both of these items, the Zoning Ordinance does not. Existing junkyards/storage yards would be allowed by the Zoning ordinance but new ones would not be permitted. There was a lot of discussion concerning the issue with Kiss LLC. He has a letter of approval and parameters to follow. Approval was given in 2000. His cars are to be inside the building or inside the fenced in area, and there are some cars stored outside both of these. This property is also being used as an impound yard by police agencies. **DeZwaan** stated that **Kiss** needs to comply with what he had applied for. **Badra** will write a letter to the Township Board concerning this issue and see how this difference can be resolved.

Gooding also stated concerns again about the **Ciesla** property being referred to as a sand pit. If they were to do this they would need to apply for a different Class. **DeZwaan** stated that we need to wait until we get their plan to see what they want to do. **BADRA** STATED the State of Michigan says that we can not restrict this without very good reason, such as some environmental problem.

IX. Administrative Updates

- a. Township Board-**Gooding** stated that the Township Board on October 13th. There is an open position on the Hutchins Lake Board if anyone is interested. The Board went over financial reports and bills. They had a quote from a tree trimming company for a tree that needs to be removed in Taylor Cemetery totaling \$5,000. They will seek two more quotes before the work is done. The issue at the transfer station had been looked at and a check for \$2.82 was sent to the company explaining what was felt to be overcharges for a couple of months. The check has been cashed.
- b. Zoning Board of Appeals-**Newman** had nothing to report,
- c. Zoning Administrator – **Smalley** had nothing to report.

X. Future Meetings Dates

The future date of the PC Regular meeting will be Tuesday, November 24th, 2015 if there is business to take care of.

XI. General Public Comment

Erik Pennebaker- 1776 68th St.- asked about the driveway requirements and the issue with the driveway on **Mr. Ciesla's** property. **DeZwaan** explained that the driveway ON 64TH STREET ~~that~~ was an issue BECAUSE IT had not been on the original SLU request and was in violation. The Road Commission permit is basically for the work for the driveway that is in the road right of way, for the culvert part of the driveway, not the length of a driveway on the property. Any new driveway needs to have approval from the Road Commission which also assigns the street address. The **Ciesla** driveway being dealt with now has changed the intent and use of the SLU he had been given.

XII. Adjournment

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carried unanimously. Adjourned at 8:12PM.

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