

Ganges Township Planning Commission
Regular Monthly Meeting Minutes **DRAFT for August 25, 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 a letter to the Township Board concerning the 2016 Budget, and the letter that was sent to **Attorney Bedevia** regarding **Mr. Medrano** “**Mr. Medrano** with a copy to his attorney.”

V. Public Hearing – None

VI. Approval of March 24, 2015 minutes - Motion by **DeZwaan** to approve the March 24, 2015 regular meeting minutes with the corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business- None

VIII. New Business-Discuss Supreme Court ruling regarding sign regulations

There was discussion as to how this Supreme Court ruling would affect our Ordinance about signs. **Badra** stated that the Arizona case sighted in this decision by the Supreme Court dealt with content. Part of the case talked about Ideological, Political and Temporary Directional Signs and the time that these signs are displayed. There was discussion about our Ordinance concerning the amount of time that political signs and realty signs are allowed to remain on display. Several questions were presented as to if the Township can prohibit signs. It was decided to have **Badra** contact **Supervisor Hebert** and ask if an opinion can be obtained from the **Township Attorney** concerning the impact of the Supreme Court decision on the Township Ordinances. There was also questions as to the use of an unlicensed vehicle being used as a sign. **Badra** felt that we need to look at our sign ordinance and bring it into compliance. He suggested that in Section 3.28 Signs, that the 10 day limit on Real Estate and Political signs be eliminated, that 3.28B remain and C.3 be eliminated. **DeZwaan** felt this would help get us into compliance. **Badra** will contact **Supervisor Hebert** to ask for the **Township Attorney’s** opinion concerning these suggested changes.

DeZwaan stated that after attending a meeting recently concerning GAMPS the Planning Commission will need to discuss the information they received **at this meeting in the future** “later in the meeting”.

IX. Administrative Updates

a. Township Board-**Gooding** stated that the Township Board on June 9th dealt with the budget, June 24th they worked on finalizing the 2016 Budget, July 14 dealt with the West Michigan conference, and August 11th they discussed the Glenn beaches and new gate quotes from welding shops. He stated that there also was a problem at the transfer station with different amounts of increases for loads of TV’s/computers. The price to dispose of these items had increased significantly without warning. There have been calls made to the company regarding these increases, but they have not received any calls back. There were also concerns about Manlius Township requesting information about where these tvs/computers were coming from, and the recycle station in New Richmond had to be moved since it was on the railroad right-of-way.

b. Zoning Board of Appeals – **Newman** reported on three requests that had been dealt with. A request for **2247 Recreation Drive** was originally not accepted. It is a legal non-conforming lot. The second time the request was approved but then recalled because of a property line issue. The third time it was presented it was approved after the property line issues had been satisfied. In this case in the General Public comment section it was asked that in the future any previous information be gone over again so that everyone understands the issues that had been dealt with. **2239 Recreation Drive** was also a second request. The original request was denied and **Mr. Brink** came back with a new plan that was accepted.

1604 Walker – this was a situation where the original house, on a legal non-conforming lot, was going to be tore down and the new house would use the same foundation. This was approved.

The next meeting of the Zoning Board of Appeal is set for September 15, 2015.

c. Zoning Administrator – **Smalley** had several things to report on:

County Park – the steps were built without a permit, the builder did apply and get the permit later. The steps are built to code, but the gazebo is not completed. **DeZwaan** stated that there have been questions about the handicap accessibility.

There were some issues because of the lake level “Due to the high lake levels these have not been installed”.

Valentine – all the requirements for the SLU have been done. Permits and markers are in place and all information and the SLU have been recorded.

Ciesla- Smalley stated that she had received the reports that need to be filed. There were some questions as to how much sand has been removed. This project began in 2005 and was to be looked at every five years. **Badra** said that there was a memo from **Smalley** in 2010, **so it was felt that it was time to look at this again** “stating that approximately 57 cubic yards had been removed”. **Smalley** was asked to see if the reclamation has been completed, get the information as to how much has been removed since 2005 to date, and if hill one has been removed. Also she will check to see if the Agreement for access to the son’s property has been recorded. **Smalley** will report at the September meeting.

Kiss LLC – 6176 124th Ave. According to the 2000 terms he has exceeded the number of vehicles outside the fence. **Smalley** had sent a letter to **Kiss** and **Mr. Kiss** asked for a 6 week extension, but **Smalley** stated that as of today (Aug. 25th) it does not look like anything has been moved. **Gooding** asked about an arrangement with the Michigan State Police, but with the current ordinance an impound yard still violates the original agreement. **Smalley** stated that she will follow-up with this situation with another letter giving usually two more weeks and then it will need to be turned over to the Township Board for prosecution. A letter dated in 2000 sited 5.1B giving permission for a fence. A copy of the letter to be sent by **Smalley** will be sent to the Township Board and Chairperson **DeZwaan** stating that the Township may commence legal action against **Mr. Kiss**, but this is the Township Board’s decision to pursue.

New Rising Sun LLC- Camp ground on 121st Avenue. **Smalley** stated that she had not heard any more about this issue. There had been a port-a-pot, hand sanitation station and looks like the framing for teepees on the grounds. **Newman** reported that this had been removed.

Valley’s Market on 124th Avenue. **Smalley** had received a call that they had tables inside the building for eating. The old Westside Market was a takeout only use. **Smalley** found no tables inside and one picnic table outside so they are in compliance.

Gooding wanted to discuss the County Park again concerning the request for the need of a second exit/entry to the park for emergency use. He had also gone to the Township Board asking that this second exit/entry be done. He felt that this was important and thought it would be taken care of. **DeZwaan** stated that they had asked for this to be done but it was not part of the original Site Plan Review and it would have been contingent on funding being available. **DeZwaan** stated that it could be asked again. She asked **Gooding** to ask the Township Board about any correspondence between the Board and the County Commission regarding this issue and report back in September. **Hancock** asked if there were any liability issues with only one entry/exit.

DeZwaan talked about the meeting that members had attended about GAMPS and the impact on the Zoning Ordinances. There are things that will need to be addressed. She suggested that each member go through the Ordinances and be prepared to come back with any issues that they find based on the information that they received from this class. It will be easier to do all at the same time if possible.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, September 22nd, 2015 and Tuesday, October 27th, 2015.

XI. General Public Comment

Eric Pennbaker – 1776 116th Avenue – had a question about the **Valentine** report given by **Smalley** and what had been requested to be done for the SLU. He was told that they had to **take care markers** “install 4 markers delineating the commercial from the res/ag” and other requirements that had been agreed to. It was explained that **Valentine** had requested to be allowed to crush concrete but this had been denied. **Valentine’s** **has a SLU for storing refuse**” included storing sand and/or gravel“ as an excavating company. **Pennbaker** also asked about the difference between Commercial and Industrial. He was shown on the map where these areas are located and that a full description of each can be found on line. He was told the conditions of the SLU had been met.

XII. Adjournment

Motion was made by **Gooding** and supported by **Badra** to adjourn. Motion carried unanimously. Adjourned at 8:33 PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary