

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes DRAFT for August 26th, 2008**  
**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**

Chairman **Birkes** called the meeting to order at 7:00 PM

**Roll Call:** Chairman: Jim **Birkes** – Present  
Asst Chairman: Barry **Gooding** - Present  
Secretary: Jackie **DeZwaan** – Present  
Commissioner: Sally **Howard** – Present  
Commissioner: Ed **Reimink** – Present  
Commissioner: Dawn **Soltysiak** – Present at 7:04  
Board Trustee: Terry **Looman** – Present

Also present was Zoning Administrator Tasha **Smalley**

**II. General Public Comment - None**

**III. Correspondence**

- The Planning Commission (PC) packets included a copy of the PC Chairman's report to the Township Board (TB) for July, 2008
- A notice to Arrowhead Vineyard/VinTerra Winery request for a Special Use Approval for a wine making facility with restaurant and related retail sales (parcel 0307-029-050-00) dated July 22<sup>nd</sup>, 2008
- A notice to Cruz **Medrano** request for a Special Use approval for extra storage and parking of commercial vehicles at 2186 64<sup>th</sup> Street dated July 22<sup>nd</sup>, 2008

**IV. Administrative Update**

**A. Township Board – Trustee Looman**

**Looman** explained that although the PC was willing to volunteer their time in order to expedite the process of reviewing the Zoning Ordinance, the TB decided that because the meeting has to be posted, and township business will be conducted, that the PC will be paid. The TB approved a second work session for both August and September.

**B. ZBA – Commissioner Gooding**

**Gooding** noted that the ZBA approved a request for an addition to a garage for Schuyler **Suydam** 2032 Lake Michigan Drive Parcel #0307500-009-00.

**C. Zoning Administrator – Administrator Smalley**

**Smalley** explained her report dated August 26<sup>th</sup>, 2008:

- A Private Road Permit has been issued to Suequehanna, although they are still non-compliant to the provisions of their Final Site Plan Approval, which required a copy of the purchase agreement from the previous owners to them and proof of financing
- The Friends of Mother's Trust private road should be starting this fall, and according to Glenn Davenport no parcels/lots have been sold. She reviewed with the PC that no construction has started, and she is unclear of what constitutes "substantial progress" and that there is contradiction to Sections 7D.01, 7D.01D and 7D.07.

After discussion, it was agreed that **Smalley** if they construct per approval, that she handle this administratively.

**V. Business Session**

## A. Approval of Minutes

Motion by **Soltysiak** to approve the draft minutes from the July 17<sup>th</sup>, 2008 Special Meeting with corrections noted. Seconded by **Howard**. Motion approved unanimously.

Motion by **Soltysiak** to approve the draft minutes from the July 22<sup>nd</sup>, 2008 Regular Meeting with correction as noted. Seconded by **Howard**. Motion approved unanimously.

## B. Approval of Agenda

Per the last Special Meeting request it was agreed to add to **D.1.a.** Discussion regarding the possible addition of two Commissioners to the PC, per **Gooding's** discussion with Township Supervisor **Hebert**.

Motion by **Howard** to approve the agenda with the addition stated above, seconded by **DeZwaan**. Motion approved unanimously.

## A. Old Business

### 1. Future Land Use Map (FLUM) Review – Chaired by DeZwaan with Looman and Soltysiak

**DeZwaan** explained that the purpose of this committee was to have a fact finding mission reviewing any errors on the map based on past meeting minutes regarding the current FLUM. The PC discussed that in addition to administering the change on the zoning approval for the Baker property as approved, they should make all additional necessary corrections at once.

After much discussion, **Birkes** made a motion to add a notation within the legend of the FLUM stating, "The text of the Master Plan should be consulted in the interpretation of this map". Motion seconded by **Howard**.

Discussion: **Birkes** made the PC aware that according to his interpretation of the FLUM the Blue Star Hwy corridor shows a depth of 500' while the M89 corridor highlights about twice that amount (about 1000') and he feels if we are already going through protocol making the approved change to the **Baker** property that any corrections the PC is aware of should be submitted at the same time. **Howard** asked for clarification on what the text states regarding the M89/Blue Star Corridors and **DeZwaan** read, "The depth of a Corridor Commercial District is recommended to be 500". Further **Howard** noted that the current motion would direct the applicant to consult the text for clarification.

By roll call vote, **Birkes** motion as stated above is unanimously approved.

Discussion continued with **Birkes** explaining that even with the addition of the language on the map (as approved above), that he feels if the PC is aware of a discrepancy between the map and the text that the correction should be made. **Howard** reminded the PC that the map that has been reviewed and approved by the public, the PC and the Township Board, and that's what was approved at that time and she strongly feels that's the way it should be left. Further she explained that if an applicant went to the ZBA for clarification regarding what's depicted on the map vs. what it states in the text, the ZBA would refer back to the appropriate meetings minutes and make their decision based on the intent of the previous discussion as described within the appropriate meetings minutes. That set of minutes would clarify the intent with the addition of the text to the margin of the map which was just approved.

**Howard** made a motion, that after having reviewed the committee report on the FLUM and text, the PC make only the one change as previously approved and no further changes be made at this time. Seconded by **Looman**.

Discussion: **Birkes** explained that he agrees to the motion except for the portion west of Blue Star Hwy and South of M89 which is now classified as General Commercial and which was supposed to have been classified as Res/Ag according to previous meeting minutes from March 15, 2006 meeting, where it was established in a motion that said if it was currently zoned commercial that it was supposed to be shown as General Commercial. Further, we established that everything that was not covered in one of those motions would be described as Res/Ag. That would mean that this property should be zoned Res/Ag and it's not shown that way, further **Birkes** iterated, to leave it this way is misleading.

**Howard** added that even though that may not have been the intent, that it went through the test of many sets of eyes and ended up at yes. **Looman** added that the community has spoken, and he feels it should be left as is.

**Birkes** added that he feels that case law would support an argument regarding what a map states vs. what the intent of the minutes are that were used to create and described within the map. The intent of the written documentations is always favored over the actual map.

Roll Call Vote to **Howard's** previously stated motion "that after having reviewed committee report on the FLUM in conjunction with the Master Plan that the PC recommend no changes other than the addition of one sentence to the legend of the map".

**Looman** – Y, **Reimink** – Y, **Gooding** – Y, **Birkes** – N, **DeZwaan** – N, **Howard** – Y, **Soltysiak** – N

Motion carries with a vote of 4 – Y and 3 - N

## **2. Zoning Ordinance Update Project**

The PC resumed work on the Zoning Ordinance Update Project, completing Article 12 Site Plan Review. The project will resume at Thursday night's Special Meeting on August 28<sup>th</sup> beginning with Article 13 Site Development Requirements.

### **C. New Business**

#### **1. Other business that may come before the Commission**

##### **a. Discussion regarding the addition of 2 additional members to the GTPC**

**Gooding** began the discussion saying he knows that Hebert is trying to get more people from the community involved however his concern is that the PC is currently meeting for 1 regular meeting and 2 special meetings a month that would add \$400/month to the budget. He added that maybe the PC could make a change once the Ordinance Review is done.

**Soltysiak** feels that the same thing can be accomplished in committee work adding that it would be difficult for anyone to come in at this point without training.

**Looman** recalled that we can't offer the Recording Secretary an increase in pay, but Hebert makes this recommendation. He feels it is a political stunt on the part of the Supervisor.

**Howard** commented that it's wonderful if more people are involved but reminded the PC how difficult it is to find 7 residents to do this job let alone 9. **Soltysiak** agreed suggesting that a posting for volunteers could be displayed, providing that the TB approves.

### **VI. Work Summary & Future Meeting Dates**

The next Special Meeting will be held on Thursday, August 28<sup>th</sup> at 7:00 pm at the Township Hall  
The 1<sup>st</sup> September Special Meeting will be held on Thursday, September 18<sup>th</sup> at 7:00 pm at the Township Hall  
The next Regular Meeting will be held on Tuesday, September 23<sup>rd</sup> at 7:00 pm at the Township Hall  
The 2<sup>nd</sup> September Special Meeting will be held on Thursday, September 25<sup>th</sup> at 7:00 pm at the Township Hall

### **VII. General Public Comment - None**

### **VIII. Adjournment**

Motion by **Looman** to adjourn this regularly scheduled PC meeting at 9:35 pm. Support by **Howard**. Motion approved.

**Respectfully submitted,**  
**Ronda J. Hall**  
**Ganges Township Recording Secretary**