

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for September 28, 2021
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 7:00 PM.

Roll Call: Chair: Jackie **DeZwaan** — Present

Secretary: Phil **Badra** — Present

Vice-Chair: Charlie **Hancock** — Absent

Commissioner: Dale **Pierson** — Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — Present

II. Additions to the agenda and adoption

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

III. General Public Comment — None

IV. Correspondence and upcoming meetings/seminars

DeZwaan stated that she had received an email from Badra Re:Ethics

Five letters from Michigan Township Services (MTS)

-Three informational and two violation letters

Badra presented pamphlet Re: an upcoming Zoning seminar in Frankenmuth

V. Public Hearing — None

VI. Approval of August 24, 2021 minutes

A motion was made by **Badra** to approve the August 24, 2021 regular meeting minutes, with corrections. **DeZwaan** seconded the motion. Motion passed

VII. Old Business

1. Changes already discussed at PC meetings and agreed to

- Renumber pages 4-1 to 4-7 to read pages 3-45 to 3-51.
- Move the start of Article 4 from page 3-51 to page 4-1 (the old 4-8) and renumber page ~~4-8~~ 4-9 to read page 4-2.
- Pages 7-6 to 7-8 should be 7-1 to 7-3
- Pages 5-2, 6-2, 7-6, 8-2, 11-1 add to Commercial Small Communication facility (subject to Section 3.36)
- Page 12-4 C.9. ...as determined by a staked land survey bearing the seal of the licensed professional engineer or surveyor preparing the Site Plan. Eliminate C.18.
- Page 16-5 B.4. Add – A staked land survey of the parcel bearing the seal of the licensed professional engineer or surveyor preparing the land survey must accompany the variance application.
- Wedding barns/event centers are not allowed since they are in conflict with the Master Plan page 18 Rural Character and page 19 Agriculture/Residential Section 2. *The Master Plan* would allow value added Ag related uses. The Right to Farm Act and Farm Market GAAMPS do not consider ~~them~~ *Wedding barns/event centers* as Ag related uses, *which* are not protected by the RTFA and are subject to local control. Also Webster Township v. Waitz June 7, 2016 found that wedding barns are not accessory uses to a residence or farm operation. We decided the issue should be discussed when the Master Plan is reviewed.
- Page 3-3 D. Change to read - A dwelling unit shall have no side less than 24 feet at the time of manufacture, placement or construction.

2. Issues decided at the September 28, 2021 meeting:

- ~~Tasha's~~ **Smalley's** draft # 4 of the Private Road Ordinance approved
- Sign definitions Pages 2-27 & 2-28
 - a. Add A. Abandoned Sign: Any sign, including its supporting structure, erected in conjunction with a particular use, for which the use has been discontinued.
 - i. Change A. Awning to B.
 - ii. Change B. Awning Sign to C.
 - b. Eliminate Current C. D. F. I. and K.
 - i. D. Becomes Canopy.
 - ii. E. Becomes Directional Sign.
 - iii. F. Becomes Ground Sign: A sign resting directly on the ground or supported by poles not attached to a building or wall. ~~May need to change poles to posts??~~
 - iv. G. Becomes Portable Sign.

- v. H. Becomes Sign – Change definition to read – A lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform that is visible from a public right-of-way.
- vi. I. Becomes Temporary Sign.
- vii. J. Becomes Wall Sign.
- viii. K. Becomes Window Sign.

3. Page 4-2 Sign Ordinance.

- H. Change to read – The light source for illuminating signs must be external and directed in a manner that will prevent light from shining onto traffic or neighboring properties. Light source(s) shall be fully shielded, directed towards the sign face, and designed to concentrate all light on the sign copy area.
- J. Add – and road right-of ways. ~~Should it say public right of ways??~~
- Add K. Maintenance - Maintenance standards include prohibiting the display of damaged or structurally unsound signs, signs with chipped paint, rust, cracking and damaged or faded lettering. Signs that do not meet these conditions are subject to the following:
- A. The township Zoning Administrator shall have the authority to determine whether a sign is unlawful or has been abandoned. Such determination is subject to appeal by an aggrieved person to the zoning board of appeals. The township Zoning Administrator may order the removal of such signs in accordance with the following procedure:
 - a. Determination: Written notification of the determination and any order for removal shall be provided by certified mail to the owner, operator or person having beneficial use of the property upon which the sign is located.
 - b. Removal: Abandoned or unlawful signs shall be removed within sixty (60) days after notification of a determination and order for removal by the township Zoning Administrator. All support structures and components shall be completely removed.
 - i. Signs determined to be in a damaged condition by the Zoning Administrator shall be repaired or removed within sixty (60) days after notification by certified mail. If such action is not taken by the owner, operator or person having beneficial use of the property where the sign is located, the building official shall have the authority to order the repair or removal of the damaged sign. The owner shall reimburse the township for repair or removal costs, or the township may place a lien on the property for such expenses.
 - ii. Unsafe signs. The Zoning Administrator shall attempt to contact the sign owner to request that the unsafe condition be corrected. However, the Zoning Administrator may order the removal of any sign determined to be unsafe without prior notice. After removal, the building official shall notify the property owner by certified mail of the action taken and the reasons for the action

4. Page 3-10 Section 3.14 D. Add - Stairs not attached to a structure or building shall meet the setback requirements of the main building.
5. Guest Cottage page 3-6 Add to I. 1. Only one guest cottage is allowed per parcel.
6. Page 8-2 major typo.
7. Page 2-17 Lot Coverage – Add - ...driveways and parking lots paved or unpaved.
8. Issues to be discussed:
 - Sign ordinance purpose statement, unlit and illuminated signs. Sign height and dimensions. On and off premises signs.
 - Page 16-5 B.4 ~~Dale~~ Pierson suggests adding – along with appropriate property markings on site to indicate location of the variance request.

VIII. New Business — None

IX. Administrative Updates

Township Board-

Gooding reported that at the September 14, 2021 Board meeting they discussed a grant application to purchase property adjacent to Pier Cove. There are no plans for additional parking but they are working to do some repairs to 114th Ave., at the approach to the beach. The board has tentatively chosen a new Library Representative and had a successful tire cleanup day; with another scheduled for October.

Zoning Board of Appeals (ZBA)-

Pierson reported that the ZBA's September 2nd meeting their decision of the application for setback variances for an addition to a home at 6016 Cedar St. was postponed for a second time, so that the applicant could provide re-revised plans (minimizing their variance requests even further).

Zoning Administrator-

Smalley stated that the Camp-it is working with West Michigan Wireless to design a tower that is less than 75' tall. **DeZwaan** asked if new homes have to face a certain direction. Smalley responded that they do not regulate which way the front door is pointed.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be October 26th 2021 and November 23rd 2021

XI. General Public Comment — None

XII. Adjournment

XIII. Motion was made by **Gooding** and supported by **Pierson** to adjourn. Motion carried unanimously. Adjourned at 8:57 PM.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary